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**TOWN OF GRANBY
BOARD OF SELECTMEN
REGULAR MEETING
TUESDAY, FEBRUARY 16, 2021
VIA ZOOM
AGENDA**

I. PLEDGE OF ALLEGIANCE

II. PUBLIC SESSION

III. MINUTES

- A. Approval of Minutes – February 1, 2021

IV. UNFINISHED OR TABLED BUSINESS

- A. Consideration of 2021 Bond Refunding Resolution
- B. Kearns School Update – Mike Goman
- C. Consideration of Sale of Development Rights for 107 East Street
- D. Executive Session: Pursuant to Conn. Gen. Statute 1-200(6)(D), the Board moves to go into Executive Session to Discuss Collective Bargaining . Town Manager John D. Ward and Administration Finance Officer Kimi Cheng are invited to attend.

V. BUSINESS

- A. Resignations and Appointments
Vacancies: (2) Conservation Commission; (1) Library Board; (1) Agricultural Commission

VI. TOWN MANAGERS REPORT

- A. Town Manager Notes
- B. Budget Operations
- C. Department Management Notes
- D. Plan of Conservation and Development Implementation Plan

VII. FIRST SELECTMAN REPORTS (B. Scott Kuhnly)

VIII. SELECTMAN REPORTS

(Sally S. King, Mark C. Neumann, Edward E. Ohannessian, Glenn G. Ballard)

IX. ADJOURNMENT

The next regular meeting is scheduled for March 1, 2021.

**TOWN OF GRANBY
BOARD OF SELECTMEN
MINUTES
FEBRUARY 1, 2021**

The regular meeting of the Board of Selectmen was called to order by First Selectman B. Scott Kuhnly at 7:00 p.m.

PRESENT: B. Scott Kuhnly, Glenn Ballard, Sally King (arrived 7:20 p.m.), Mark Neumann, Edward Ohannessian, John D. Ward, Town Manager;

First Selectman Kuhnly thanked Kirk Severance and the DPW staff for the great job they do cleaning up the roads during snowstorms.

I. PLEDGE OF ALLEGIANCE

II. PUBLIC SESSION

No public addressed the Board

III. MINUTES

ON A MOTION by Selectman Neumann, seconded by Selectman Ohannessian, the Board voted unanimously (4-0-0) to approve the minutes of the public hearing of January 4, 2021.

ON A MOTION by Selectman Neumann, seconded by Selectman Ohannessian, the Board voted unanimously (4-0-0) to approve the minutes of the regular meeting of January 4, 2021.

IV. UNFINISHED OR TABLED BUSINESS

A. Consideration of Sale of Town-Owned Land

At the Board of Selectmen's December 7, 2020 meeting, the Board approved a Public Hearing on the sale of a portion of four town-owned properties at 4, 11, and 15 North Granby Road and 3 East Granby Road. The Public Hearing was held on January 4, 2021 and the sale was approved by the Board of Selectmen on the same date.

At the January 25, 2021 meeting of the Board of Finance, the Board approved the sale of all four pieces of property.

Normally by Charter, the next step would be approval by the attendants at a Town Meeting. However, the Governor's Executive Order 7JJ allows for the legislative body to approve when time is of the essence. The Town has been notified by the State that if approval is not immediately forthcoming, the project will be delayed. This project is designed to enhance the safety of the center roadways, thus a delay will be deleterious to the safety of motorists and pedestrians.

The Selectmen had some concerns of overriding the Town Meeting and had questions for the Town Manager. K. Cheng indicated Town Manager Ward is having trouble connecting to the internet and not available for questions at the moment. It was suggested to table this item for the time being.

ON A MOTION by Selectman Neumann, seconded by Selectman Ballard, the Board voted unanimously (4-0-0) to reorder the agenda, placing item IV. A. to be discussed after item V. F.

V. BUSINESS

A. Resignations and Appointments to be Considered

ON A MOTION by Selectman Neumann, seconded by Selectman Ohannessian, the Board voted unanimously (4-0-0) to approve the following Republican Town Committee reappointments and new appointments

Agricultural Commission – Shirley B. Murtha and Ellen L. Whitlow, whose terms will expire January 11, 2021.

Commission on Aging – Philip D. Main whose term will expire January 11, 2021.

Development Commission – James K. Caldwell, Kenneth O. Kuhl, and Robert J. Rome, whose terms will expire January 11, 2021.

Library Board – Judith a. Guarco whose term expires January 11, 2021.

Park & Recreation Board – Anthony McGovern replacing Peter Gunn, whose term expires January 11, 2021.

Inland Wetlands Watercourse – Nicholas Dethlefsen, filling a vacancy in which the term will expire January 10, 2022.

Library Board - Kristal Fiorentino, filling a vacancy whose term will expire January 11, 2021.

B. Consideration of 2021 Bond Refunding Resolution

K. Cheng reported that Underwriter Piper Sandler & Company approached our financial advisor, Dixworks, LLC with a proposal to refund a portion of the 2013 bond issue. The cost of issuance and underwriter's discount are \$71,971.50 and \$23,647.50 respectively. The potential debt service savings to the Town would be a net amount of approximately \$180,000 over the remaining terms of the bond (FY2022-33). The spread of this savings will realize a reduction of around \$15,000 from next year's Debt Service payments.

ON A MOTION by Selectman Neumann, seconded by Selectman Ohannessian, the Board voted (4-0-0) to adopt the attached resolution for appropriation of Five Million Six hundred thousand dollars (\$5,600,000) to refund certain of the town's outstanding bonds and authorizes the issuance of refunding bonds to finance such appropriations.

First Selectman Kuhnly asked for discussion.

Selectman Ballard inquired about the total savings. K. Cheng noted it would be a total savings of \$180,000 after the discount and the fees. Selectman Ohannessian had

questions about the savings, i.e. was it front or back loaded. J. Ward reported it is back loaded. We have already spent the majority of the principal. Selectman Ballard asked how much of the principal would we have to pay early to achieve the same amount of savings. M. Neumann responded that money would have to come from the General Fund in a block which would be 11 years of bond payments in the General Fund. E. Ohannessian noted there could be prepayment penalties. First Selectman Kuhnly asked about getting additional information. Town Manager Ward noted looking into these inquiries and putting it off until the next meeting would be another two weeks and it is not within the original time frame. M. Neumann did not want to withdraw his motion. Based on the information presented, he feels comfortable with the refunding and obtaining \$185,000 savings over the current bond payments. J. Ward responded if this goes to a motion and it is not going to pass, it won't look favorable with the rating agency. He is meeting with the underwriter tomorrow and the rating agency on Wednesday. On a Motion by M. Neumann, seconded by G. Ballard, the board voted (4-0-1) to table the agenda item. Selectman King abstained.

C. Executive Session Update

J. Ward reported this can wait until the next meeting.

ON A MOTION by Selectman Neumann, seconded by Selectman Ohannessian, the Board voted unanimously (4-0-1) (S. King abstained) to table the agenda item.

D. Consideration of Neglected Cemetery Account Grant Budget Amendment

The Town recently received notification from the State that \$3,332.00 has been awarded to Granby for the maintenance of burial grounds and cemeteries. The funds will be used to clear weeds and bushes, trim back small trees, and now lawn areas in Lee and Cooley Cemeteries. The work will be completed by the Department of Public Works. Per grant guidelines, this work will be done outside of the regular workday, meaning overtime charges would be occurred.

Since clean-up will increase the overtime expenditure line items in the General Fund, which was not budgeted in the Fiscal Year 2020-21 adopted budget, a budget amendment is required according to the Town Charter. The grant reimbursement will increase the Miscellaneous Revenue line item by \$3,332 and will increase the Payroll-Overtimes line item in both General & Equipment Maintenance and Infrastructure Maintenance Departments by \$1,585 and \$1,747, respectively.

ON A MOTION by Selectman Ohannessian, seconded by Selectman Neumann, the Board voted (4-0-1) (abstention S. King) to approve increases of the following accounts in General Fund budget: miscellaneous revenue by \$3,332; payroll- overtime in General & Equipment Maintenance Department by \$1,585; and payroll-overtime in Infrastructure Maintenance Department by \$1,747; and forwards this request to the Board of Finance to approve.

E. Consideration of Cossitt Library Pre-Development Studies Project Budget Amendment

The Town recently received a check from The Friends of F.H. Cossitt Library (FOC), for the Cossitt Library Pre-Development Studies Project. The check was given to the

Town to pay for the balance due to Architectural Preservation Studio (APS) beyond what the grant funds will cover. The non-grant unfunded amount for the project is \$3,199.59. With approval, this donation will allow the project to be completed without any cost to the town.

Since the additional amount for the project will increase an expenditure line item in the Capital Equipment/Improvement Fund, which was not budgeted in the Fiscal Year 2020-21 adopted budget, a budget amendment is required. The FOC donation check will increase the Miscellaneous Revenue line item in Capital Equipment/Improvement Fund by \$3,199.59 and will increase Cossitt Library Pre-Development Studies Project Expenditure line item in Capital Equipment/Improvement Fund by the same amount of \$3,199.59

ON A MOTION BY Selectman Ohannessian, seconded by Selectman Neumann, the Board voted unanimously (5-0-0) to approve increases of Miscellaneous Revenue and Cossitt Library Pre-Development Studies project line items in Capital Equipment/Improvement Fund budget by \$3,199.59 and forwards this request to the Board of Finance to approve.

F. Consideration of Additional Appropriation to Farmington Valley Health District

Farmington Valley Health District is requesting from its member towns additional support for the Health District because of COVID-19. They are looking for additional funding for hiring temporary part-time staff (28 weeks) to conduct contact tracing and support vaccination. Also for purchasing supplies and equipment that are required for contact tracing and vaccination.

J. Ward is requesting an appropriation from the General Fund balance in the amount of \$13,578 to fund the support. G. Ballard asked if they are breaking new ground with this request. How do we know they won't come back for more? S. Kuhnly commented the FVHD has never asked for money before. E. Ohannessian indicated, if we get federal Covid funds that would in a sense off-set this. He is for going ahead with this request. J. Ward responded there hasn't been any funding request he knows about in the past. He doesn't expect they will come back. This is strictly voluntary.

ON A MOTION by Selectman Neumann, seconded by Selectman King, the Board voted unanimously (5-0-0) to authorize an additional appropriation of \$13,578.00 from the General Fund balance to fund the additional funding request from Farmington Valley Health District and forwards this request to the Board of Finance to approve.

G. Consideration of the Sale of Town-Owned Land

The Board of Selectmen approved a Public Hearing on the sale of a portion of four town-owned properties at their December 7, 2020 meeting. The Public Hearing was held on January 4, 2021 and the sale was approved by the Board of Selectmen on the same date. The Board of Finance also approved the sale of all four pieces of property at their January 25, 2021 meeting. Normally there would be a Town Meeting, however Governors Executive Order 7JJ allows for the legislative body to approve when time is of the essence. The Town has been notified that if approval is not

immediately forthcoming, the project will be delayed. The proposed start date for construction is April. There was discussion amongst the Selectmen in regards to bypassing the Town Meeting. Having a Town Meeting would be very cumbersome to say the least, with the amount of people logging into zoom as well as all the Boards. S. Kuhnly indicated he is comfortable with this sale. We have followed the process up to now and there has been no written communication about this. S. King agrees with Scott. There has been no controversy. M. Neumann agrees. We have not heard from any property owners. Town people would enjoy the redesign. G. Ballard agrees. Take advantage of this opportunity. E. Ohannessian indicated the State wants it now. He doesn't like jumping over the Charter. There has been no controversy so we have the authority and it is good for the Town. He is in favor.

ON A MOTION by Selectman Neumann, seconded by Selectman King, the Board voted (4-1-0) (no vote G. Ballard) to find the following:

1. That there is a need to act immediately and during the period of the declared public health and civil preparedness emergency, in order to avoid endangering public health and welfare or prevent significant financial loss,
2. And that such action is otherwise necessary for the protection of persons and property within the municipality

ON A MOTION by Selectman Neumann, seconded by Selectman King, the Board voted unanimously (5-0-0) to authorize the sale of a portion of the properties at 4, 11, and 15 North Granby Road and 3 East Granby Road to the Department of Transportation for \$27,700 and authorizes Town Administrator to sign all necessary documents(s).

VI. TOWN MANAGER REPORTS

After he presented his written report, J. Ward noted he did not have any other matters to report.

E. Ohannessian asked about the Deputy Fire Marshall and is that budgeted. It was noted it is being paid for by grant dollars. The Deputy is only for when the Fire Marshall is not available. G. Ballard inquired about Kearns. J. Ward indicated they have been there and have started. We will get them to report. G. Ballard also inquired about the East Street property. J. Ward reported the State just responded today. They gave a qualified maybe, maybe not. Their interest in subdividing the property was luke-warm. It will be on the next agenda.

VII. FIRST SELECTMAN REPORTS (B. Scott Kuhnly)

S. Kuhnly thanked the Department of Public Works for their great job of storm clean-up.

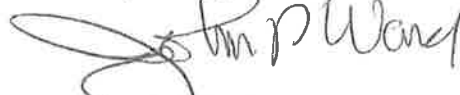
VIII. SELECTMAN REPORTS (Sally King, Vice Chairman; Glenn Ballard, Mark Neumann, Edward Ohannessian and John Bell Student Liaison)

S. Kuhnly read a letter from John Bell who could not make the meeting tonight. J. Bell reported mid-term exams have taken place. Clubs have begun meetings and events. Fundraisers have started. Food drives have begun and winter sports have started.

IX. ADJOURNMENT

ON A MOTION by Selectman Neumann, seconded by Selectman King, the Board voted unanimously (5-0-0) to adjourn the meeting at 7:56 p.m.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "John D. Ward", written over a horizontal line.

John D. Ward
Town Manager

TOWN OF GRANBY

MEMORANDUM

DATE: February 16, 2021

TO: Board of Selectmen

FROM: John D. Ward, Town Manager



REGARDING: **IV. UNFINISHED BUSINESS - ITEM A.**

Consideration of 2021 Bond Refunding Resolution

Underwriter Piper Sandler & Co. approached our financial advisor, Dixworks, LLC, with a proposal to refund a portion of the 2013 bond issue. The estimated cost of issuance and underwriter's discount are \$71,230.63 and \$23,647.50 respectively. The potential debt service savings to the Town would be approximately \$195,834 over the remaining terms of the bond (FY 2022-33). The spread of this savings will realize a reduction of around \$14,045 from next year's Debt Service payments. See below table for details:

	<u>Estimated</u> <u>Savings</u>	<u>2013 Org Bond</u> <u>Interest Rate</u>	<u>Estimated 2021</u> <u>Refunding Bond Interest</u> <u>Rate (2/9/21)</u>
FY22	14,045	3.00%	0.36%
FY23	18,130	4.00%	0.41%
FY24	18,417	3.25%	0.54%
FY25	15,245	3.25%	0.77%
FY26	18,307	3.25%	0.92%
FY27	17,071	3.25%	1.22%
FY28	17,348	3.25%	1.42%
FY29	13,553	3.25%	1.61%
FY30	16,167	3.25%	1.71%
FY31	14,100	3.25%	1.81%
FY32	17,423	3.25%	1.91%
FY33	16,029	3.25%	2.01%
Total:	195,834		

I contacted our bond attorney to obtain the particulars and prepare a Refunding Resolution, which the Board of Selectmen must authorize in order to take advantage of the savings. If the Board agrees with the resolution the Refunding Resolution must be added to the Board's Agenda and voted upon.

PROPOSED MOTION: THE BOARD OF SELECTMEN ADOPTS THE ATTACHED RESOLUTION FOR APPROPRIATION OF FIVE MILLION SIX HUNDRED THOUSAND DOLLARS (\$5,600,000) TO REFUND CERTAIN OF THE TOWN'S OUTSTANDING BONDS AND AUTHORIZES THE ISSUANCE OF REFUNDING BONDS TO FINANCE SUCH APPROPRIATION.

pc: Kimi Cheng, Administration Finance Officer

**TOWN OF GRANBY
BOARD OF SELECTMEN
RESOLUTION**

RE: APPROPRIATION OF FIVE MILLION SIX HUNDRED THOUSAND DOLLARS (\$5,600,000) TO REFUND CERTAIN OF THE TOWN'S OUTSTANDING BONDS AND AUTHORIZATION OF THE ISSUANCE OF REFUNDING BONDS TO FINANCE SUCH APPROPRIATION.

At a meeting of the Board of Selectmen held on February 16, 2021, on a motion by Selectman _____ and seconded by Selectman _____, the following resolution was adopted:

RESOLVED, that the Board of Selectmen of the Town of Granby pursuant to Section 7-370c of the Connecticut General Statutes hereby approves the following resolution:

(i) that the Town of Granby (the "Town") appropriate FIVE MILLION SIX HUNDRED THOUSAND DOLLARS (\$5,600,000) to fund the redemption and the payment, in whole or in part, as determined by the Town Manager of the Town, of the outstanding principal, accrued interest and any call premium on all or any portion of any issue of the Town's General Obligation Bonds including, but not limited to, the Town's General Obligation Bonds, Issue of 2013 (the "Prior Bonds"), together with the costs of issuance including, but not limited to, any applicable consultants' fees, legal fees, trustee and escrow agent fees, investment fees, verification fees, credit enhancement fees, underwriters' fees, bond insurance premiums, net temporary interest and other financing or transactional costs, and other expenses related to the payment or redemption of such bonds for the purposes of refunding them; and

(ii) that the Town is hereby authorized to issue its refunding bonds, in an amount not to exceed FIVE MILLION SIX HUNDRED THOUSAND DOLLARS (\$5,600,000) (the "Refunding Bonds"), to fund the appropriation authorized by section (i) of this resolution. The Refunding Bonds shall be issued pursuant to Section 7-370c of the Connecticut General Statutes, as amended, and any other provision of law thereto enabling. The Refunding Bonds shall be general obligations of the Town secured by the irrevocable pledge of the full faith and credit of the Town; and

(iii) that the Town Manager and the Treasurer shall sign the Refunding Bonds by either manual or facsimile signatures and that the law firm of Pullman & Comley, LLC is designated as bond counsel to approve the legality of the Refunding Bonds; and

(iv) that the Town Manager is authorized to determine which of the Prior Bonds are to be redeemed and the amount, date, interest rates and interest mode, maturities, redemption provisions, form and other details of the Refunding Bonds; to designate one or more banks or trust companies to be certifying bank, registrar, transfer agent and paying agent for the Refunding Bonds and escrow agent with respect to the refunding escrow or escrows to be funded with proceeds of the Refunding Bonds; to provide for the keeping of a record of the Refunding Bonds; to sell the Refunding Bonds at public or private sale; to deliver the Refunding Bonds; and to perform all other acts which are necessary or appropriate to issue the Refunding Bonds; and

(v) that the Town Manager is authorized to call irrevocably for redemption such of the maturities of the Prior Bonds, as they shall determine to refund from the proceeds of the Refunding Bonds and other moneys as they may determine to make available for this purpose and to defease such Prior Bonds by executing and delivering an escrow agreement in such form and upon such terms as they shall approve, such approval to be conclusively evidenced by their execution thereof; and

(vi) that the Town Manager and the Treasurer are authorized to bind the Town pursuant to such representations and covenants as they deem necessary or advisable in order to maintain the continued exemption from federal income taxation of interest on the Refunding Bonds authorized by this resolution, including covenants to pay rebates of investment earnings to the United States in future years; and

(vii) that the Town Manager is authorized, upon the advice of bond counsel, to issue all or any portion of the Refunding Bonds as bonds the interest on which is includable in the gross income of the owners thereof for federal income tax purposes, and it is hereby found and determined that the issuance of any such bonds is in the public interest; and

(viii) that the Town Manager is authorized to make representations and enter into written agreements for the benefit of holders of the Refunding Bonds to provide secondary market disclosure information, which agreements may include such terms as he deems advisable or appropriate in order to comply with applicable laws or rules pertaining to the sale or purchase of such Refunding Bonds; and

(ix) that the Town Manager, the Treasurer and the Administration Finance Officer, or any one of them, are authorized to take all other action which is necessary or desirable to enable the Town to effectuate the refunding of all or a portion of the Prior Bonds and to issue Refunding Bonds authorized hereby for such purposes, including, but not limited to, the entrance into agreements on behalf of the Town with underwriters, trustees, escrow agents, bond insurers, and others to facilitate the issuance of the Refunding Bonds, the escrow of the proceeds thereof and investment earnings thereon and the payment of the Prior Bonds in whole or in part; and

(x) that the Town Manager is authorized, if he determines it is in the Town's best interest, to acquire, on behalf of the Town, bond insurance or other forms of credit enhancement guaranteeing the Refunding Bonds on such terms as the Town Manager determines to be appropriate, such terms to include, but not be limited to, those relating to fees, premiums and other costs and expenses incurred in connection with such credit enhancement, the terms of

payment of such expenses and costs and such other undertakings as the issuer of the credit enhancement shall require; and the Town Manager, if he determines that it is appropriate, is authorized, on the Town's behalf, to grant security to the issuer of the credit enhancement to secure the Town's obligations arising under the credit enhancement, including the establishment of a reserve from the proceeds of the Refunding Bond; and

(xi) that the Town Manager is authorized in connection with the issuance and carrying of the Refunding Bonds to execute and deliver on behalf of the Town such reimbursement agreements, remarketing agreements, interest rate swap agreements, standby bond purchase agreements, and any other appropriate agreements the Town Manager deems necessary, appropriate or desirable to place the obligation of the Town on such interest rate or cash flow basis as the Town Manager shall determine and the Town Manager is authorized on behalf of the Town to determine the terms and conditions and to secure the payment of such agreements with the full faith and credit of the Town, if they deem it necessary, appropriate or desirable.

TOWN OF GRANBY

MEMORANDUM

DATE: February 10, 2021

TO: Board of Selectmen

FROM: John D. Ward, Town Manager



REGARDING: V. BUSINESS – ITEM C

Consideration of Sale of Development Rights for 107 East Street
















The State has made an offer to purchase the development rights from the Town of Granby for town-owned property at 107 East Street for the sum of \$412,500, which is one half the appraised value of \$825,000.

The Board reviewed the offer at their December meeting. At that time, several questions were asked. The following is provided for your consideration.

1) Splitting off a piece for future town use

At a previous meeting, it was asked if a piece of 107 East Street could be split off and reserved for future town use. This may be possible, however, a new purchase of development rights configuration and new appraisal would be needed. As part of this, the State would want to ensure that enough important soils remained within the reconfigured areas. It should be noted there are few areas on the property where important farmland soils are not located. The soil map and key are on the following pages for your reference.



FARMLAND SOILS MAP LEGEND & KEY					
Soils					
Soil Rating Polygons					
	Not prime farmland		Prime farmland if drained and either protected from flooding or not frequently flooded during the growing season		Prime farmland if subsoiled, completely removing the root inhibiting soil layer
	All areas are prime farmland				
	Prime farmland if drained		Prime farmland if irrigated and drained		Prime farmland if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60
	Prime farmland if protected from flooding or not frequently flooded during the growing season		Prime farmland if irrigated and either protected from flooding or not frequently flooded during the growing season		Prime farmland if irrigated and reclaimed of excess salts and sodium
	Prime farmland if irrigated				
					Farmland of statewide importance
					Farmland of local importance
					Farmland of unique importance
					Not rated or not available

Farmland Classification— Summary by Map Unit — State of Connecticut (CT600)				
Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
4	Leicester fine sandy loam	Farmland of statewide importance	6.6	5.3%
12	Raypoil silt loam	Farmland of statewide importance	6.7	5.3%
15	Seabrook muck, 0 to 3 percent slopes	Not prime farmland	1.2	0.9%
20A	Ellington silt loam, 0 to 5 percent slopes	All areas are prime farmland	0.3	0.2%
21A	Ninigret and Tisbury soils, 0 to 5 percent slopes	All areas are prime farmland	20.8	16.6%
32A	Haven and Enfield soils, 0 to 3 percent slopes	All areas are prime farmland	16.3	13.0%
32B	Haven and Enfield soils, 3 to 8 percent slopes	All areas are prime farmland	22.8	18.2%
32C	Haven and Enfield soils, 8 to 15 percent slopes	Farmland of statewide importance	5.7	4.5%
50A	Sutton fine sandy loam, 0 to 3 percent slopes	All areas are prime farmland	10.9	8.7%
57B	Gloucester gravelly sandy loam, 3 to 8 percent slopes	All areas are prime farmland	17.1	13.6%
57C	Gloucester gravelly sandy loam, 0 to 15 percent slopes	Farmland of statewide importance	0.7	0.6%
58B	Gloucester gravelly sandy loam, 3 to 8 percent slopes, very stony	Not prime farmland	7.2	5.7%
108	Saco silt loam	Not prime farmland	0.2	0.1%
305	Udorthents-Pits complex, gravelly	Not prime farmland	8.0	7.1%

2) Impervious surface area

The PDR offer restricts impervious areas to 5%. It was asked if this could be negotiated. The 5% impervious area allowed may not be changed; it is based on both Connecticut General Statute and Department of Agriculture Policy.

3) Ground-mount solar panels

A question was asked if a ground-mount solar array could be installed on the property. Solar panels would be allowed provided the system is used for the agricultural operation/business, not

a commercial use. The ground-mount solar would count towards the 5% impervious coverage allowed.

4) Appraisal

The Department of Agriculture may consider it if a new appraisal is presented.

TOWN MANAGER REPORT
FOR FEBRUARY 16, 2021 BOS MEETING

1. The Town has hired a new part-time Human Resources Director, Krista Shaffer.

COVID NEWS

2. Governor Lamont Announced Connecticut residents over the age of 65 can register for COVID-19 vaccination appointments beginning Thursday, February 11th.
3. Individuals without internet access can call Connecticut's COVID Vaccine Appointment Assistance Line at 877-918-2224.
4. The Granby Senior Center has assisted in registering seniors for vaccination. A flyer with information was mailed to all seniors in town.
5. The Farmington Valley Health District reported that as of January 30, 2021, the Farmington Valley is experiencing a downward trend in COVID -19 cases for the third week in a row. The two week average case rate is at 26/100,000 for the Farmington Valley. Granby is at 33.3/100,000 for the same period.

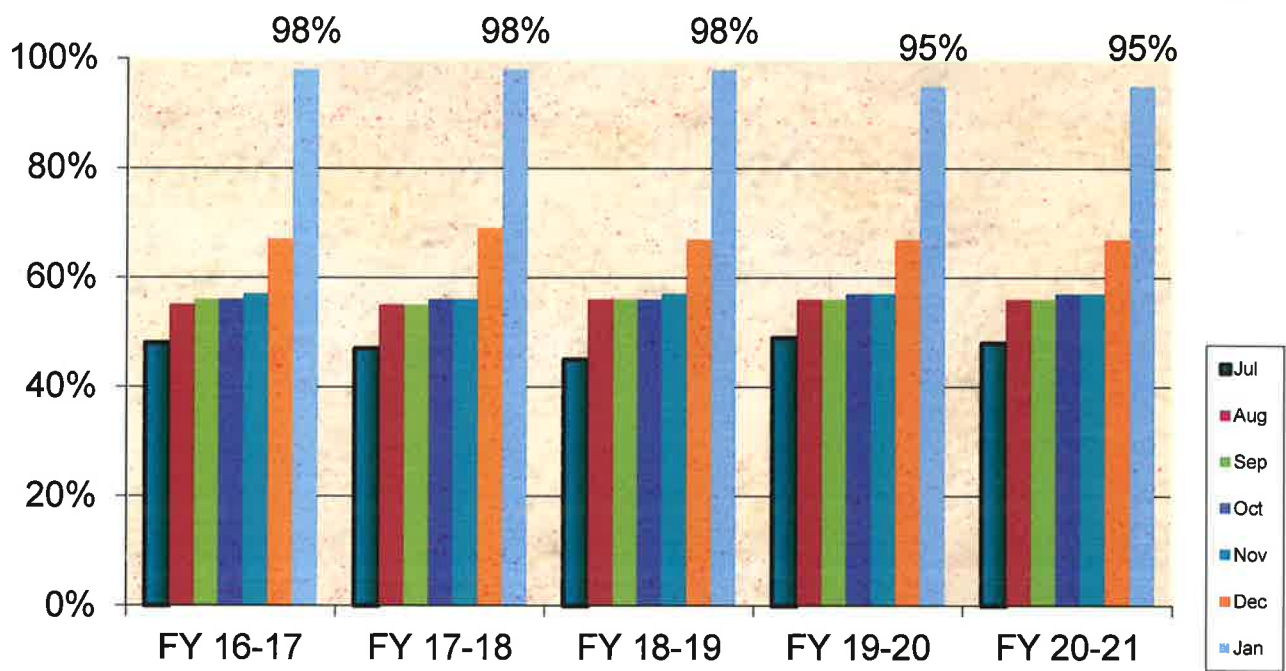
Town	Town population	Cases week ending 1/16/21	Cases week ending 1/23/21	Total cases over 2-week period	COVID-19 cases per 100k population over 2-week period	Rate category
East Granby	5,147	7	17	24	33.3	4. 15 or more cases per 100,000
Barkhamsted	3,624	10	6	16	31.5	4. 15 or more cases per 100,000
Granby	11,375	24	26	50	31.4	4. 15 or more cases per 100,000
Farmington	25,506	61	51	112	31.4	4. 15 or more cases per 100,000
New Hartford	6,685	16	13	29	31.0	4. 15 or more cases per 100,000
Simsbury	24,979	53	55	108	30.9	4. 15 or more cases per 100,000
Canton	10,270	26	14	40	27.8	4. 15 or more cases per 100,000
Hartland	2,120	4	3	7	23.6	4. 15 or more cases per 100,000
Avon	18,302	21	24	45	17.6	4. 15 or more cases per 100,000
Colebrook	1,405	0	0	0	0.0	1. <5 cases
FVHD	109,413	222	209	431	28.1	4. 15 or more cases per 100,000

Source: <https://data.ct.gov/Health-and-Human-Services/COVID-19-case-rate-per-100-000-population-and-perc/hree-nys2/data>



**BUDGET OPERATIONS
JANUARY 2021**

CURRENT YEAR TAX COLLECTION DATA



**TOWN OF GRANBY
BUDGET OPERATIONS SUMMARY
JANUARY 2021**

DESCRIPTION	ADJUSTED BUDGET	REVENUE RECEIVED	BAL DUE {EXCESS}	% REC'D	REMARKS
41010 Current Year Taxes	38,931,847	36,906,358	2,025,489	95%	Pymts. Due - July & Jan.
41020 Prior Years Taxes	220,000	197,614	22,386	90%	
41040 Interest & Liens	120,000	81,037	38,963	68%	
41060 Auto Supplement	350,000	287,958	62,042	82%	Billed - December
Property Taxes	39,621,847	37,472,967	2,148,880	95%	
43170 Spec Ed / Excess	503,911	0	503,911	0%	Pymts. Due - Feb. 75% - June Bal.
43200 Educ Cost Sharing	5,278,314	2,639,158	2,639,156	50%	Pymts. Due - Oct. 25% - Jan. 25% - Apr. Bal.
43590 Tuition - Other Towns	1,013,848	307,385	706,464	30%	School Bills for Activity
State Education Total	6,796,073	2,946,543	3,849,531	43%	
43110 Veterans Exempt GT	3,000	3,272	(272)	109%	By Assessor Appl. In Aug but receive Pymt. In Dec.
43120 Misc - State	35,332	773	34,560	2%	
43130 Telecommunications	14,000	0	14,000	0%	Pymt. Due - April
43310 State Owned Property	1,061	1,061	0	100%	Pymt. Due Oct.
43320 SS Dist Tax Relief	1,000	1,501	(501)	150%	Pymt. Due - Dec.
43340 E911 PSAP Grant	22,500	16,937	5,564	75%	Paid Qtrly. - Sept., Dec., Mar., & June
State Municipal Total	76,893	23,543	53,350	31%	
Intergovernmental Revenue	6,872,966	2,970,086	3,902,880	43%	
43615 Town Clerk Fees	200,000	226,238	(26,238)	113%	Statutory Collections
43620 Planning & Zoning	5,000	4,250	750	85%	Application Permit Fees
43630 Zoning Bd of Appeals	300	291	9	97%	Application Permit Fees
43640 Building Permits	150,000	139,833	10,167	93%	Building Permit Fees
43660 Inland Wetlands	2,000	820	1,180	41%	Permit/Apl. Fees
43670 Short Term Investments	80,000	42,481	37,519	53%	
43680 Rents	20,000	13,280	6,720	66%	Drummer, School Rental
43690 Sale Maps & Ordinances	100	125	(25)	125%	
43700 Snow Plow & Grading	6,000	7,464	(1,464)	124%	Private Roads
43710 Photocopying	500	143	357	29%	
43715 Open Farm Day	2,500	0	2,500	0%	

**TOWN OF GRANBY
BUDGET OPERATIONS SUMMARY
JANUARY 2021**

DESCRIPTION	ADJUSTED BUDGET	REVENUE RECEIVED	BAL DUE (EXCESS)	% REC'D	REMARKS
43740 Dispatch Services	31,000	31,000	0	100%	Police Bill For Dispatch Services
43745 Hay Rentals	10,000	600	9,400	6%	Haying - \$10,000
43760 Library	8,000	693	7,307	9%	Book Fines, Trust Investment
43770 Contract - Bldg. Inspection	10,100	5,050	5,050	50%	Bldg. Dept. Bills Qtrly For Services
43790 Driveway Permits	200	200	0	100%	New Const. Activity
43800 Police Photo/Lic/Permits	8,000	12,616	(4,616)	158%	
43840 Returned Check Fee	100	40	60	40%	
43990 Pay For Participation	54,000	16,144	37,856	30%	Received from BOE
					CIRMA rebate (11,702); Election Grant (7,770);
					CCM rebate (3,327.50); Reim. For post damage
					(1,106.67); Lightning strike claim (10,308.43); CTCL
46038 Miscellaneous	35,000	170,558	(135,558)	487%	Grant (5,000);CFR Grant (112,277.31)
Local Departmental Revenues Total	622,800	671,826	(49,026)	108%	
43980 CNEF Fund	60,728	60,728	0	100%	
43950 Transfer-in Fund Bal.	444,000	444,000	0	100%	
43955 Additional Appropriations	116,695	116,695	0	100%	For Settlement and STEAP project
Transfers In Total	621,423	621,423	0	100%	
Local Dept. Rev. & Transfer In Total	1,244,223	1,293,249	(49,026)	104%	
General Fund Revenues	47,739,036	41,736,301	6,002,735	87%	

**TOWN OF GRANBY
BUDGET OPERATIONS SUMMARY
JANUARY 2021**

ACCT. #	DESCRIPTION	ADJUSTED BUDGET	EXPENSED	ENCUMBERED	UNENCUMBERED ALLOTMENT	% EXP.	REMARKS
1001	General Administration	428,220	262,274	148,315	17,631	96%	
1003	Legal Services	25,000	10,819	11,360	2,821	89%	
1005	Fringe Benefits	2,755,815	2,312,320	249,739	193,756	93%	Payment to Health Fund in Aug
1007	Town Clerk Operations	160,095	96,933	57,354	5,807	96%	
1009	Probate	4,350	4,327	0	23	99%	
1011	Contingency & Reserve	261,000	69,369	18,821	172,810	34%	
1013	Election Services	44,915	32,066	5,393	7,456	83%	
1015	Boards, Reg. Prog. & Staff Dev.	68,588	49,642	1,218	17,728	74%	
1017	Revenue Collections	128,464	72,066	39,307	17,092	87%	
1019	Property Assessment	187,056	113,459	59,831	13,766	93%	
1021	Finance Management	330,386	204,641	91,719	34,026	90%	
1023	Insurance	357,550	251,907	89,155	16,489	95%	
General Government		4,751,439	3,479,823	772,212	499,405	89%	
2001	Building Inspection	156,480	83,740	57,012	15,729	90%	
2003	Fire Prevention	346,834	249,884	90,502	6,448	98%	
2005	Emergency Management	6,800	6,088	150	562	92%	
2007	Health Services	159,039	134,889	9,150	15,000	91%	
2009	Police Dept Administration	348,000	205,942	126,699	15,360	96%	
2011	Police Oper. & Communications	1,817,164	1,031,918	615,545	169,701	91%	
Pers. & Prop. Protection		2,834,317	1,712,459	899,057	222,801	92%	
3001	Public Works Administration	199,030	116,125	76,961	5,944	97%	
3003	General & Equipment Maint.	1,381,625	643,172	535,200	203,253	85%	
3005	Solid Waste & Recycling	894,100	429,659	446,107	18,334	98%	
3011	Planning & Engineering	34,400	12,237	20,633	1,531	96%	
3013	Infrastructure Maintenance	681,065	337,174	251,191	92,700	86%	
Public Works & Env.		3,190,220	1,538,367	1,330,091	321,762	90%	

**TOWN OF GRANBY
BUDGET OPERATIONS SUMMARY
JANUARY 2021**

ACCT. #	DESCRIPTION	ADJUSTED BUDGET	EXPENSED	ENCUMBERED	UNENCUMBERED ALLOTMENT	% EXP.	REMARKS
4001	Library Services	560,300	296,417	169,557	94,326	83%	
4003	Social-Senior-Youth-Services	352,240	111,449	89,338	151,453	57%	
4005	Recreation Administration	95,200	58,530	36,581	89	100%	
4009	Community Support	3,000	0	0	3,000	0%	
	Lib., Rec., & Soc. Services	1,010,740	466,396	295,476	248,868	75%	
6001	Capital Improvement	1,818,695	1,818,695	0	0	100%	
7001	Debt Service	2,089,875	1,403,750	0	686,125	67%	Payable in August and February
	Capital & Debt Service	3,908,570	3,222,445	0	686,125	82%	
	Town Section	15,695,286	10,419,490	3,296,836	1,978,960	87%	
8001	Board of Education	32,043,750	17,715,639	0	14,328,111	55%	
	Board of Education	32,043,750	17,715,639	0	14,328,111	55%	
	General Fund Expenses	47,739,036	28,135,128	3,296,836	16,307,072	66%	

MANAGEMENT NOTES – February 16, 2021 Meeting

Assessor:

- Compiling sales ratio sheets and reports for the State of Connecticut Office of Policy and Management.
- Preparing PA490 applications to be distributed to owners.
- Creating new real estate parcels due to splits and map changes.
- Examining and reviewing any new exempt parcels transferred to the Granby Land Trust, etc.
- Updating the real estate data base.
- Finalizing and signing the 2020 Grand List.

Library:

- The library building remains closed to the public for patron and staff safety. While the buildings are closed, patrons are encouraged to use online resources, which are available 24/7, as well as curbside pickup, technology appointments, and online programming. Staff are in the building Monday-Saturday to answer questions, provide curbside service and to assist patrons with the use of online resources.
- During the month of January there were approximately 650 curbside pickup appointments and 70 Technology appointments, both an increase from December.
- The library now has two Kill-A-Watt Energy Monitors available for patrons to borrow and is also lending a small collection of puzzles.

Cossitt Branch:

- PURA Grant – A new project plan is currently being developed in conjunction with the Town Manager and the Town IT consultants.

Programming:

- In January, the library offered 21 virtual programs via Zoom and Facebook, as well as five in-person/curbside programs. During the month, over 481 patrons participated in library programs (not counting FB/YouTube video views).
- The new and most popular Zoom program to date, Owls in New England, was held on 1/13/21 and was attended by 170 patrons. This event, co-sponsored by the Granby Land Trust, received a number of positive reviews and inspired patrons from across the U.S. to subscribe to the library's eNewsletter.
- Based on the rising popularity of some of the virtual programs, we have subscribed to a "large group" feature of Zoom through May, allowing us to host groups up to 500 people, if needed.
- Other popular programs held in January include "Making Peasant Bread," "What's In, What's Out" (with DPW), "Rockwell and Race," and the children's program "Cooking with Katie – Cinnamon Rolls."
- In January, the Children's Librarian continued to offer virtual story time for toddlers and "First Chapter Fridays" for school-aged youth. Starting in February, the library will be offering "Story Time on Your Time" packs – a take-home version of "Miss Joan's" Story Time in a kit that includes some books, song/rhyme sheets, and a toy for babies and toddlers.

- Several programs coming up in February include a visit from Riverside Reptiles on 2/6/21 in honor of International Take Your Child to the Library Day. A virtual cooking program series for teens will be held on 2/12 & 2/26, where teens will learn to make pot sticker dumplings and mac & cheese bites. For adults, there are several writing programs, including Tender Letters (2/3) and Journal Play (series), and nature programs like Birdscaping: Home Sweet Habitat (2/24), and a fun history program focusing on the Presidents (2/13). The Let's Talk Program Series will kick off in February, with "Tools for Productive Conversations" on the 18th. Registration for all programs can be done on-line.

Police Department:

The Granby Police Department is currently staffed at 15 sworn officers of the 16 authorized. Additionally, one supervisor is working on a light duty status due to a back injury. The Granby Police Department is effectively short staffed by two. A promotional process has begun for the position of police sergeant.

COVID-19 safety protocols remain in effect. Several Police Department employees have been tested for COVID-19 due to possible exposures or symptoms. One employee tested positive.

A sampling of some of the cases responded to or investigated by the Granby Police Department since the last report is highlighted below:

December 14, 2020

A holstered .45 caliber handgun was found at the intersection of Bank Street and East Granby Road. Investigative efforts, including federal tracing, have yet to identify the owner.

December 15, 2020

A car was stolen from a Cedar Drive home. When notified by officers, the owner wasn't aware it had been stole. East Granby officers spotted the car traveling at high rate of speed and were able to get the plate. Granby officers checked with the registered owner and found that the car had been stolen. It had been left unlocked with the keys inside. The car was recovered later that evening in Windsor.

December 18, 2020

A man in his 20's shoplifted baby formula from Stop & Shop. When approached by the manager, the suspect said "you can't touch me" and continued walking to a red pickup truck and drove away.

January 3, 2021

At approximately 9:50 p.m. there was a burglary at the Granby Package Store at 496 Salmon Brook Street. There was no sign of forced entry. A key may have been used to enter the front door. Cash and cigarettes were stolen and a suspect has been identified.

January 9, 2021

Two unlocked cars were entered in the 500 block of Salmon Brook Street. Both complainants notified the officer that they were home sick with COVID-19.

January 14, 2021

At approximately 4:00 a.m., a citizen reported a car fire at Christian Pond on Wells Road. The vehicle was totally destroyed. The investigation found that the car was stolen and had been used in a Farmington burglary and an ATM theft earlier in the evening.

January 14, 2021

At 1:15 p.m., the smell of gas at Horses and Hounds on Mill Pond Drive caused area businesses to evacuate. CNG and Beacon Mechanical also responded. The issue was resolved about an hour later.

January 21, 2021

Bradley Airport Authorities reported that a laser was shone at an aircraft from the North Granby area. The suspect was not located.

January 26, 2021

There was a DUI arrest at about 10:00 a.m. in Granby center. A car traveling east on West Granby Road toward the center of town forced another car off the road. Officers stopped the car near Bank Street. The driver was intoxicated and his blood alcohol content was almost four times the legal limit.

January 26, 2021

A man was arrested in New York for burglary and theft crimes. A search of his Fairfield home located a handgun stolen from a car in Granby in 2018.

Recreation and Leisure Services:

Special Events:

- If COVID restrictions are lifted, an early summer Bark 'n Dash will be scheduled.
- Family skate night has been cancelled as the rink in Simsbury closing.

Facility Rentals/Holcomb Farm:

- Two wedding Inquiries have been forwarded to David Allen and four showers have been booked.

Other Notables:

- Job offers will be made to selected candidates for summer counselor and life guard positions.

- Another meeting was held with Kristin Garcia from The Zen Group and summer concession arrangements were confirmed.
- Summer Day Camp is set up and registrations are on-going. Several registrations have already been received.
- Summer sports camps have been set up and are on the website for registration. Additional sports camps will be added, as well as the summer 5K series.
- Educational Summer Camps posted: Food Explorers, Modeling and Fashion, Chess Wizards, Circuit Lab, and Band Camp.
- The CPR/First Aid/AED equipment has arrived and classes will be offered mid-spring.
- Home Alone class is being set up for early spring.

Registrar of Voters:

The month of January has been quiet for the Registrar's Office. The DMV continues to share regular updates on moves to and from Granby. The annual canvass of voter registrations is in the process of being updated. The NCOA (National Change of Address) program regarding suspected out-of-town and in-town moves has been completed. Letters will be sent to residents who haven't voted in five years. Work on the ERIC report, a compilation of suspected moves of voters who are registered in other states, will begin next week. Staff will begin organizing old records and archiving those that are required by statute.

The legislature has proposed multiple bills that will affect our office, but nothing definitive to report is likely to come from this committee. By Executive Order, the Governor has allowed for everyone to vote absentee this year.

Social Services:

Youth Services:

- Per the local prevention council grant funding, a current project is to engage youth to develop a PSA/campaign on the risks of vaping
- The Youth Action Council is preparing Valentine themed kits to distribute to families with students in K-4.

Senior Services:

- All programming is being offered to members at no cost through virtual platforms. Any programs incurring a cost are sponsored by local senior living facilities.
- Virtual programming has been well attended: a Ken Burns film series has had 20 participants, as well as the program on the Uniform Trust Code and Secure Act presented by Czeipiga, Daly and Pope.
- All Granby residents age 60+ received a letter with information on how to register for the COVID-19 vaccination.
- Senior Services staff have registered over 40 individuals age 75+ with the FVHD clinics.

Social Services:

- Rental assistance requests are on the rise as individuals struggle to maintain the financial ability to stay current with their rent. The moratorium on evictions expires 2/9/2021.
- Assistance is offered through a partnership with Salvation Army and the Granby Community Fund.

Tax Collector:

Collections as of Feb 9:

	<u>Net Collected</u>	<u>Budget</u>	<u>Percent of Budget</u>
Current Year:	\$39,154,485	\$38,931,847	100.5 %
Prior Year	199,107	220,000	90%
Interest/Liens	83,412	120,000	69%
MV Supplement	<u>342,931</u>	<u>350,000</u>	<u>98%</u>
	\$39,779,935	\$39,621,847	100.4%

- While the numbers are good, there are more outstanding real estate accounts at this point than there have been in years. Perhaps taxpayers are taking advantage of the COVID-19 low interest or they may have thought they were deferring until April 1. This should become more apparent by the end of February.
- Interest and Liens may or may not reach the target of \$120,000, due to the COVID-19 EO.

Operations:

Having completed two tax seasons under COVID-19 restrictions, a few things have come to light:

- There are many ways to handle tax business besides coming into the Tax Office.
- Lighthouse Lockbox service through Liberty Bank has been very helpful. We will need to incorporate this cost into future budgets. Speed and accuracy of posting mail is handled very well. This has allowed staff to spend more time in direct contact (phone, email) with taxpayers to answer questions and resolve problems.
- MANY people chose to use the drop-box at the front door of town hall. These bills were all processed in-house, as were a small percentage of items received at Town Hall via U.S. mail.
- Use of online payment through the Town's website continues to increase.
- Being closed to the public has been a benefit as far as payroll is concerned. The Tax Clerk has been very flexible and willing to reduce her hours since we are not waiting on taxpayers at the counter. Her skills and team spirit deserve to be acknowledged.
- Delinquent Notices for Real Estate, Motor Vehicles, Personal Property, and SMV have all been mailed.

Upcoming:

- Report on completion of installment benefits on the Canton Road Sewer Line
- Finalize list for Tax Sale.

- Acquire readings from water companies to start sewer use bill estimates. The WPCA rates will need to be approved at first BOS meeting in May.

Town Clerk:

The Town Clerk's Office processed 172 land record documents in the month of January 2021. Thirty-one of those documents were property transfers. This time of year the department compiles the previous year's birth, marriage and death records and organizes them into permanent binders, as well as filing corresponding index cards into the card files. The office continues to receive a lot of phone calls for copies of land records and maps. We oblige and request payment to be sent in the mail. The scanning capability of our copier makes the job of sending copies, particularly maps, much easier.

TOWN OF GRANBY

MEMORANDUM

DATE: February 9, 2020

TO: Board of Selectmen

FROM: Martin Schwager, Chairman
Plan of Conservation and Development Implementation Committee

REGARDING: VI. TOWN MANAGER'S REPORTS – ITEM D.
Plan of Conservation and Development Implementation Plan

The Plan of Conservation and Development (POCD) incorporated goals for the town, as well as numerous tasks to achieve those goals. The Plan of Conservation and Development Implementation Committee compiled the tasks and designated which entity should be responsible for which task. A priority was also assigned to each task. The resulting document is called the Plan of Conservation and Development Implementation Plan.

The Implementation Plan was distributed to Boards, Commissions, and Staff to review the tasks that were assigned to them. They were to determine if any changes to the priority, status, or partners were required, or if another lead entity was more appropriate to handle a specific task. The Implementation Committee convened on February 2, 2021 to review the proposed changes and incorporate those changes into the Implementation Plan.

Enclosed is the final version of the Plan of Conservation and Development Implementation Plan. This will be distributed to Boards, Commissions, and Staff and it is expected it will be used to implement the goals outlined in the POCD.

The Implementation Committee will reconvene in early 2022 to review progress. At that time, they will request an update on tasks that have been accomplished to date. They will also ask for a plan from any lead entity that has a task identified as requiring further consideration as to how they propose to address it. Per the Committee Charge, they will report back to the Board of Selectmen on an annual basis.

Enc.



A. Population and Demographics

Goals

1.	Manage growth within the provisions of the enabling legislation.
2.	Maintain long range and comprehensive planning programs.
3.	Promote cultural awareness and greater social and economic diversity within our population.
4.	Recognize and meet the needs of the aging population.
5.	Address the needs of our youth.
6.	Encourage young families to live in Granby.
7.	Continually review the latest Town wide and regional demographics.
8.	Endeavor to achieve a racially, socially and economically balanced community.

Implementation

#	Task	Priority	Status	Lead Entity	Partners
A.1	Continually review the impact of land use decisions to assess compliance with this Plan.	O		PZ	Comm. Develop.
A.2	Develop innovative ways to encourage greater public participation in Granby's future planning efforts. Promote greater citizen awareness of demographic changes, environmental concerns, development, land use applications and the rights of all landowners. Consider expanding the use of the Town Web to notify and keep residents informed. Regularly place on the Town Web Site various statistical data, charts and maps which outline the changing makeup of our community and the region.	F		Town Manager	Dept. Heads Comm. Develop.
A.3	Promote recreational and social activities for families.	O		Park & Rec	Senior & Youth Services
A.4	Prioritize and implement policies specifically directed towards our senior citizens and young people.	O		Senior & Youth Services	COA, YSBAB

Key: A: 0-3 years; B: 3-6 years; C: 6-10 years; O: Ongoing; G: Goal/General principle; F: For further consideration; E: Education

B. Environment

Goals

1.	Promote biodiversity.
2.	Preserve and maintain natural, cultural and historic resources.
3.	Protect ground water resources.
4.	Protect, preserve, promote, and create wildlife habitat and corridors in an effort to protect our fish and wildlife.
5.	Preserve native vegetation for its scenic value and for its value as a food source for wildlife.
6.	Protect, upgrade and maintain the quality of wetlands, watercourses, and watershed.
7.	Preserve the scenic quality of ridge tops and ridgeline.
8.	Allow for the reasonable extraction of sand, gravel and other earth resources.
9.	Preserve our farmlands, the existing farm operations, agricultural soils, and farm architecture.
10.	Preserve, manage and maintain our forest lands.
11.	Prohibit development within the floodplain.
12.	Preserve scenic views.
13.	Minimize light pollution.
14.	Minimize noise pollution.
15.	Reduce Stormwater Runoff

Implementation

#	Task	Priority	Status	Lead Entity	Partners
B.1	Encourage the removal of invasive vegetation and discourage the planting of invasive plants.	A		Conserv. Comm.	AG Comm.
B.2	Require developers to use the established best management practices in both the design and actual development of new subdivisions.	O		PZ	Comm. Develop. Dept., Town Engineer
B.3	Work towards the adoption of innovative Storm Water management plans.	O		Town Engineer	DPW
B.4	Utilize the Conservation Commission's Natural Diversity Database when reviewing applications.	C		PZ	
B.5	Adjust the Special Flood Hazard Area boundaries by applying any new flood data, particularly that which is generated by the Army Corps of Engineers and amend the regulations as necessary.	B		Comm. Develop. Dept.	PZ

Key: A: 0-3 years; B: 3-6 years; C: 6-10 years; O: Ongoing; G: Goal/General principle; F: For further consideration; E: Education

#	Task	Priority	Status	Lead Entity	Partners
B.6	Promote passive recreation and agricultural uses for floodplain areas while restricting any new development within the flood plain.	O		PZ	
B.7	Monitor the newly adopted Earth Excavation Zoning Regulations for their effectiveness and allowing reasonable extraction of the resource while protecting the surrounding areas.	O		PZ	Comm. Develop. Dept.
B.8	Enact creative zoning that protects and preserves wildlife habitat. Avoid construction of barriers to wildlife movement. Maintain un-fragmented wildlife corridors, wherever possible.	B		PZ	
B.9	Consult the DEP Natural Resource Inventory when reviewing land use applications.	C		PZ	
B.10	Require the preservation and the planting of native vegetation and where appropriate, vegetation that provides food for wildlife.	O		PZ	
B.11	Encourage members of the Conservation Commission and others to complete the DEEP Master Wildlife Training Program.	O		Conserv. Comm.	
B.12	Recommend that the Conservation Commission establish programs that; encourage Town residents to conserve, recycle and reduce pollution impacts; support continued and expanded hazardous waste collection programs; educate homeowners about the importance of reducing their individual impact on water quality by minimizing the use of fertilizers, herbicides, and pesticides, maintaining septic systems, and properly disposing of cleaning products and automotive oil and grease and encourage the construction of "Rain Gardens".	O		Conserv. Comm.	
B.13	Encourage the Conservation Commission to study and report on the effects of herbicides and pesticides.	A	Accomplished	Conserv. Comm.	
B.14	Review the State Statutes regarding the regulation of logging operations. Form a subcommittee to undertake this process and in an effort to establish a specific regulation or ordinance for the logging of properties, consistent with state regulations	C		BOS	
B.15	Create a Town arboretum, or tree/shrub farm on existing Town property, such as the Holcomb Farm.	O		BOS	Conserv. Comm.
B.16	Maintain the Town's favorable tax policies to protect farm, forest and open space land area. Review the existing wording and re-write as necessary.	O		Tax Office	BOS
B.17	Work closely to promote the conservation and preservation efforts of the Granby Land Trust, McLean Game Refuge, Salmon Brook Watershed Association and Farmington River Watershed Association. Encourage local participation in such groups.	O		BOS	

Key: A: 0-3 years; B: 3-6 years; C: 6-10 years; O: Ongoing; G: Goal/General principle; F: For further consideration; E: Education

#	Task	Priority	Status	Lead Entity	Partners
B.18	Consider modifications to the Zoning and Subdivision Regulation to provide appropriate setbacks along the town's waterways and water bodies in all zones and support the use of best management practices to reduce the amount of nutrients, sediment, organic matter, pesticides and other harmful substances from reaching such areas.	B		PZ	
B.19	Promote best management practices on farms to reduce nutrient and sediment loading to streams.	E		AG Comm.	
B.20	Encourage Integrated Pest Management Programs to reduce the negative impact of pesticides and herbicides.	O		Conserv. Comm.	
B.21	The Town should keep apprised of the revision to the State of Connecticut Wildlife Action Plan and support the effort through education, promotion and regulatory action.	A		Comm. Develop. Dept.	Conserv. Comm.
B.22	Town regulations, ordinances and general low impact development practices must be regularly reviewed to assure that the Town is in compliance with the recommendations and requirements of the State DEEP and the State General Permit Requirements for the Discharge of Stormwater from Small Municipal Separate Storm Sewer Systems.	O		DPW	Town Engineer
B.23	Update as necessary the Town's Erosion and Sedimentation Control Ordinance which establishes the minimum standards and promotes best management practices to limit erosion and sedimentation.	A		Comm. Develop. Dept. PZ	
B.24	Form a study Committee to consider the adoption of regulations for the preservation of Granby's ridgelines and trap rock ridges. Establish standards to minimize the visual impact of homes or other structures, including cell towers and wind mills, roads and other infrastructure on the surrounding landscape without breaking the natural contours of the ridgeline.	A		PZ BOS	
B.25	Continue to use the Farmington Valley Biodiversity Project's Conservation Area Map and associated databases in the Planning and Zoning and Inland Wetland Commission's land use review process. And where appropriate make regulatory changes to promote biodiversity. http://www.frwa.org/publications/biodiversity_report_final.pdf	O		PZ	
B.26	Develop guidelines to lessen light impact within in residential neighborhoods. Apply minimum lighting standards for commercial development. Promote the use of Dark Sky initiatives and continue the policy of discouraging street lights except where necessary for safety.	B		PZ	
B.27	Promote Sustainable living, a lifestyle that attempts to reduce each individual's or society's use of the Earth's natural resources and personal resources.	E		Conserv. Comm.	

Key: A: 0-3 years; B: 3-6 years; C: 6-10 years; O: Ongoing; G: Goal/General principle; F: For further consideration; E: Education

#	Task	Priority	Status	Lead Entity	Partners
B.28	Ask the Conservation Commission or other group to study the issue and as necessary prepare an ordinance that prohibits the use of coal-tar-based sealant for residential driveways.	A		Conserv. Comm.	

C. Housing

Goals

Priority	
1.	Encourage the location and site design of new housing that enhances the rural residential identity of Granby.
2.	Provide the opportunity for the construction of multi-family homes where appropriate.
3.	Encourage the construction of active adult and elderly housing.
4.	Encourage the construction of new affordable housing.
5.	Encourage the construction of housing that utilizes alternative energy sources and is designed for energy conservation.
6.	Respect the integrity of our established residential neighborhoods.
7.	Encourage the preservation of historic homes.
8.	Encourage the continued maintenance and rehabilitation of our existing housing stock.
9.	Consider a rezoning of developed residential areas to adequately reflect the existing development of the area.
10.	Establish a zone that will provide for higher-density single family housing where soils and infrastructure will support such density.
11.	Establish a zone that allows for the construction of new homes on lots of less than 30,000 square feet.
12.	More adequately define and address Accessory Uses.

Implementation

#	Task	Priority	Status	Lead Entity	Partners
C.1	Continue to work with the concept of open space development. Utilize the open space regulation, Flexible Residential Development (FRD), which provides an adaptable approach to the arrangement of housing lots and open space. Consider a density bonus within FRD for the construction of affordable housing for low or moderate income persons. Where public water and/or public sewer exist, consider a modification to FRD which would allow for the new construction of single family homes on FRD sized lots with a reduced open space requirement.	B		PZ	
C.2	Consider an amendment to the Zoning Regulations, which would allow the construction of two-family structures or a mix of one and two family structures in compatible areas where public sewer and/or public water are available and in areas with soil conditions that can accommodate such structures in compliance with the Public Health Code.	A		PZ	

Key: A: 0-3 years; B: 3-6 years; C: 6-10 years; O: Ongoing; G: Goal/General principle; F: For further consideration; E: Education

#	Task	Priority	Status	Lead Entity	Partners
C.3	Continue to allow accessory apartments. Consider amending the regulations to allow accessory apartments in buildings that are not attached to the primary residence.	O	Accomplished	PZ	
C.4	Encourage the renovation, restoration, maintenance and preservation of our older homes with special attention to the architectural integrity of the exterior. Where these homes are threatened, consider alternate uses that are compatible with the neighborhood, structure and site.	O		PZ	
C.5	Continue to allow a broad range of home occupations with concern for potential negative impacts on neighboring properties. Consider a new regulation which balances the level of the home occupation with the size of the lot, location of the property and density of the neighborhood.	A		PZ	
C.6	Consider a zoning amendment that permits a mix of housing and commercial use as appropriate for the particular area.	A		PZ	
C.7	It is important for our residents to understand what type and level of accessory use and structure they can have and anticipate what their neighbor may have. In an effort to clarify this matter the Town should study the issue and adopt zoning changes and/or ordinances which define an appropriate level of accessory residential activity, thereby offering protection and clarity for the home owner and their neighbor.	B		PZ	
C.8	With demographic changes, construction innovations and the desire to further diversify the Town's housing base the Town should now endeavor to reduce the current minimum lot size of vacant and underutilized properties, where public water and sewer exists. Such an effort would be positive for the Town of Granby and consistent with the States effort to reduce sprawl, conserve land, promote mixed use and transit-oriented development, help encourage a pedestrian environment and reduce dependence on the automobile and further increasing affordability.	O		PZ	
C.9	Discourage higher density land uses in rural areas where existing and proposed infrastructure is inadequate and where such development is inconsistent with the concept of sustainable development.	O		PZ	
C.10	Regularly examine the condition of our housing stock and seek opportunities to maintain its quality. Continue funding the Housing Rehabilitation Program and seek and promote other state and federal sources of home improvement funds.	O		Comm. Develop. Dept.	
C.11	Educate the public as necessary on the importance of long term and consistent home maintenance.	O		Comm. Develop. Dept.	

Key: A: 0-3 years; B: 3-6 years; C: 6-10 years; O: Ongoing; G: Goal/General principle; F: For further consideration; E: Education

#	Task	Priority	Status	Lead Entity	Partners
C.12	Review the zoning of existing neighborhoods where lot sizes are consistently smaller than the minimum size required by the Zoning Regulations. In areas such as Zimmer Road, Birch Road, Canton Road, Kearns Drive, Meadow Brook Road and others, consider amending minimum yard and other requirements to more accurately reflect existing conditions and allow for the greater use of such properties without the need for variances.	B		ZBA	PZ
C.13	Encourage the development of energy-efficient, green, sustainable homes and housing developments. Consider a new regulation which would provide a density bonus for such developments that propose to incorporate such features.	C		PZ	

D. Budgeting, Taxation and Grand List Variations

Goals

Priority	
1.	Diversify the Grand List by increasing the commercial component, consistent with the Town's Vision and Fundamental Values.
2.	Maintain a stable and predictable tax rate.
3.	Adopt, maintain and follow a capital improvements plan.
4.	Encourage and maximize the use and effectiveness of Granby citizen volunteers.
5.	Continue to seek alternate sources of revenue.
6.	Anticipate the need for changes in public services based on changes in demographics.
7.	Continually evaluate the cost and effectiveness of existing public services.
8.	Update the Town's Open Space Tax Policy

Implementation

#	Task	Priority	Status	Lead Entity	Partners
D.1	Encourage and provide for the expansion of existing commercial and industrial operations. Continue a working relationship with the Granby business community. Recognize the needs of existing businesses and anticipate the impact of future regulation. Encourage new commercial and industrial development without compromising the fundamental values set forth in this Plan of Conservation and Development. Promote the construction of commercial projects in an effort to have commercial development make up 10% of the town's total grand list.	O		Develop. Comm.	PZ Comm. Develop. Dept.
D.2	Reallocate Town services as necessary in recognition of the Town's changing demographics and make the difficult decision to reduce services and administrative costs in relation to such changes.	O		BOS	Town Manager

Key: A: 0-3 years; B: 3-6 years; C: 6-10 years; O: Ongoing; G: Goal/General principle; F: For further consideration; E: Education

#	Task	Priority	Status	Lead Entity	Partners
D.3	Continue the Town's long-range financial planning efforts. Seek creative ways to avoid increases in expenditures. Recognize the implications that taxes have, particularly on those with fixed and limited incomes. Work on increasing the options and choices available for those residents unable to afford the property taxes. Be cognizant of, and anticipate the impact on the overall community when any particular group is provided with a tax break.	O		BOS	Town Manager BOF
D.4	On a service-by-service basis, investigate the cost savings, which could be afforded the Town through the regional sharing of services. District services, such as those provided by the Farmington Valley Health District, should be explored for other public services. Continue working with the Farmington Valley Town Collaboration, where surrounding towns interact and learn from each other.	O		Town Manager	
D.5	Provide a system to continually and publicly recognize and commend the many volunteers that serve the Town. Encourage the participation of future volunteers and provide educational resources where possible.	A		Town Manager	All Boards and Commissions
D.6	Continue to work closely with the Lost Acres Fire Department with recognition of the overwhelming benefit that a volunteer fire department offers the Town.	O		Town Manager	BOS
D.7	Seek creative sources of program/service funding. Determine if there are services, which should be paid for directly by those individuals receiving the benefit, and consider a direct fee system. Where direct fee is required provide a mechanism to help those who are unable to pay and who want to participate or require the service.	F		Town Manager	BOS
D.8	Encourage donations to fund programs and special events and set up a system to receive charitable contributions.	F		Town Manager	
D.9	Set up a system to continuously explore the availability of, and regularly make application for, grant funds.	O		Town Manager	Department Heads
D.10	Recognize the overall economic impact of any proposed property tax increase. Understand the impact of municipalities competing against one another for business, rather than working together. Work with the State to reduce the negative impact that property taxes have on attracting business and home buyers to the State of Connecticut. Encourage the State to make additional funding mechanisms, other than the property tax, available to municipalities.	O		Town Manager	BOS BOF Comm. Develop. Dept.

Key: A: 0-3 years; B: 3-6 years; C: 6-10 years; O: Ongoing; G: Goal/General principle; F: For further consideration; E: Education

#	Task	Priority	Status	Lead Entity	Partners
D.11	Continue the Town's favorable taxation policies towards undeveloped lands. Review and revise the existing policy in an effort to serve the principal goal of avoiding a situation where owners of undevelopable property, which can be developed, are forced to sell due to high property taxes. A re-write of the open space tax policy should take into account such things as the size of the property, the area and potential for future development, the soil types, slopes and existing easements. This does not anticipate that existing properties that fall under the open space designation be removed, but recommends that revised standards be adopted for future applications.	B		Town Manager	PZ BOS Comm. Develop. Dept.

Key: A: 0-3 years; B: 3-6 years; C: 6-10 years; O: Ongoing; G: Goal/General principle; F: For further consideration; E: Education

E. Transportation

Goals

Priority	
1.	Prepare and regularly update a town wide transportation improvement plan.
2.	List, prioritize and improve problem intersections.
3.	Provide easy access to a variety of transportation systems within and through Granby.
4.	Recognize and support modes of transportation other than the motor vehicle.
5.	Keep apprised of advances in transportation technology and anticipate the changes necessary for Granby to benefit from such advances.
6.	Provide for the improved movement of vehicular and pedestrian traffic through the center of Town.
7.	Provide for the safety of residents through proper street maintenance and the design of new roadways and intersections.
8.	Continue to provide for the networking of roads between existing and proposed subdivisions.
9.	Continue to promote and encourage the preservation of scenic roads.
10.	Avoid the construction of straight and direct roads within subdivisions.
11.	Provide for the careful placement of curb cuts along collector and arterial roads. Limit the number of curb cuts along all roadways.
12.	Continue to review and participate in regional long-range roadway and traffic plans for Granby.
13.	Encourage the maintenance and design of town roads with regard to the overall goals of this Plan of Conservation and Development as well as the Town's Fundamental Values and based on traffic engineering principles.
14.	Continue to participate in the Greater Hartford Transit District, particularly in regards to access and improvements to public transportation.
15.	Improve access and egress to Salmon Brook Park.
16.	Encourage the State to move forward on the planned improvements to the Granby Center Route 10 intersections and other problem areas.
17.	Support the State's effort in the design and construction of a round-about at the Route 10, East Street and Notch Road intersection.
18.	Relocate, redesign or eliminate the Hungary Road/Route 20 intersection.

Key: A: 0-3 years; B: 3-6 years; C: 6-10 years; O: Ongoing; G: Goal/General principle; F: For further consideration; E: Education

Implementation

#	Task	Priority	Status	Lead Entity	Partners
E.1	Peak hour congestion at the Granby Center/Route 10 intersections is a daily occurrence. While the situation is well known, little if any progress has been made to address this issue. Large trucks have great difficulty turning north onto Route 10 from Route 189/20. Due to this situation, large trucks are often found bypassing the Center and travelling on local roads, which were not designed for such traffic. During the peak traffic hours, long delays can occur to the frustration of drivers, while causing problems for pedestrians, bicyclists and hurting local businesses. The State of Connecticut must see this as a significant problem and quickly work towards a solution. Any increase in the number of lanes on Route 20 will only exacerbate the problem. The most reasonable solution lies in a realignment of the intersections and a regional plan that provides other options for motorists passing through Granby from other areas of the State. The Hungary Road/ Route 20 intersection has long been recognized as too close to the Route 10 intersection and should be redesigned, eliminated or if possible relocated. Any proposed local realignment of the intersections must be consistent with the Town's Fundamental Values. Note: Activities in regards to this area were moving forwards at the time of adoption of this Plan of Conservation and Development.	O	DOT currently working on design and engineering.	Town Manager	BOS Comm. Develop. Dept. Town Engineer Develop. Comm.
E.2	Continue to require transportation and pedestrian linkages between developments. Such linkages encourage one-stop shopping and walking to complete local errands and reduce traffic movements to and from the roadways. Develop a system of central parking areas and user-friendly sidewalks that include landscaping and benches to encourage pedestrian traffic and reduce vehicular movements.	O		Town Manager	PZ Comm. Develop. Dept.

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#	Task	Priority	Status	Lead Entity	Partners
E.3	Implement policies such as "Complete Streets" and "Safer People, Safer Streets" which promote the development and implementation of policies and professional practices that ensure streets are safe for people of all ages and abilities, balance the needs of different modes, and support local land uses, economies, cultures, and natural environments. A complete streets policy is a commitment that all future transportation projects will take into account the needs of everyone using the road. The decisions the town and its community leaders make in funding, planning, designing, maintaining, and operating our roadways should be aligned with the Fundamental Values of this document. The Town should look to minimally increase lane widths for roads without adequate shoulders when roads are reconstructed/repaved to accommodate the safe passing of vehicles, pedestrians and bicycles. Seek opportunities to provide bicycle paths or lanes and encourage their use for short trips where and when practical. Require bicycle and pedestrian paths between adjacent subdivisions. Implement changes and policies consistent with the requirements of a "Bicycle Friendly Community".	G		Town Engineer	DPW Comm. Develop. Dept. BOS
E.4	Participate in the long-range planning of the Greater Hartford Transit. Seek to ensure easy access to the transportation system for Granby residents by establishing convenient park-and-ride accommodations. Together with future developments, provide areas for express bus stops in and around the center of Granby. Consider an additional park-and-ride lot to encourage car-pooling and the use of public transportation. Seek to add bus stops along the Hartford Transit Bus Routes. Anticipate the need for a future transit station should mass transit such as the "CT fastrak" work its way to Granby. Encourage people to use mass transit by making it safe, convenient and affordable.	O	Rep. appointed to District	Appointed representative	Comm. Develop. Dept. Town Manager BOS
E.5	Study the success of the Senior Van Program. Following this lead, design additional programs such as dial-a-ride services to promote shared trips. Consider offering a local ridesharing or ride offering program, perhaps using a smart phone based request service.	B		Senior & Social Services	Town Manager BOS Commission on Aging

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#	Task	Priority	Status	Lead Entity	Partners
E.6	Encourage new street designs that complement residential neighborhoods. Such designs should reduce vehicular traffic volume and the speed of vehicles on residential streets. New streets should be designed with horizontal and vertical curvature and should employ the use of various traffic calming techniques. Curb extensions, roundabouts, landscaped median strips, pavement treatments, and increased roadside vegetation should be explored in an effort to decrease speed and improve the aesthetics of the residential environment. Sketches of appropriate street calming techniques should be prepared and included within the Subdivision Regulations to provide a clear understanding for future developers. These calming techniques should also be considered on existing residential streets, where excessive traffic, noise and speed have reduced neighborhood livability.	G		Town Engineer	DPW PZ Comm. Develop. Dept.
E.7	Recognize that dead end roads do not serve the transportation needs of the general public and fall outside of the Town's transportation road network. Minimize the construction of new cul-de-sac roads except where they are designed as private roads. Consider reducing the maximum length of a dead end road.	G		Town Engineer	PZ Develop. Comm. Comm. Develop. Dept.
E.8	Apply a comprehensive and long-range view when considering the design of proposed subdivision streets. Require rights of way in various locations along proposed streets to accommodate linkages to future developments. Such linkages can provide for future residential vehicular, pedestrian and bike movements between neighborhoods. Such connections can improve safety, reduce vehicle trips, add convenience, reduce costs, preserve fuel and expand the neighborhood environment without increasing traffic volumes or vehicle speed.	G		PZ	Town Engineer Comm. Develop. Dept.
E.9	Develop a list of roads, sections of roads and intersections, which are deficient in safety or design and prepare a long-range plan for their continuous improvement. Any such list should include, but is not limited to: Simsbury Road/State Route 20; Bushy Hill Road/State Route 20, Day Street/State Route 189, Mechanicsville/Route 189; Meadowbrook Road/State Route 10 and Case Street/State Route 219. Clear vegetation, regrade and continually maintain the sight line at intersections. As many of these intersections involve state roads, the town should work closely with the state in moving the improvements forward	O		DPW	Comm. Develop. Dept. Police Dept. Town Engineer Town Manager

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#	Task	Priority	Status	Lead Entity	Partners
E.10	With the approval of commercial and multifamily developments, require the construction of sidewalks.	G		PZ	
E.11	Provide for the construction of pedestrian and bike paths throughout the Center area and along the westerly side of Route 10, extending from Floydville Road to the Granby Middle/High School. Establish crosswalks where necessary and convenient, particularly within appropriate locations along Bank Street, Salmon Brook Street, Hartford Avenue and East Granby Road.	O		Town Manager	Comm. Develop. Dept., Town Engineer, DPW
E.12	Study other areas where sidewalks and or pedestrian and bike paths should be considered and prepare a location plan.	A		Develop. Comm.	Comm. Develop. Dept.
E.13	As sidewalks will always be limited to the southeastern portion of the town, the burden of sidewalk maintenance should fall to the Town rather than the individual residential property owners who abut the sidewalks.	F		Town Manager	BOS
E.14	The use of roundabouts at troublesome intersections has taken hold in Connecticut and throughout the country. The State now proposes to construct a roundabout at the Route 10, East Street and Notch Road intersection. This proposal will slow traffic through the area, make the intersection much safer and establish a distinctive northern entranceway to our Town. Town officials should review the data on roundabouts, support the proposed roundabout and seek to have the State speed up the process to construction. Additionally, as roundabouts gain acceptance throughout the state and motorists become more comfortable with the design, the Town should explore the feasibility of using the designs at intersections such as Day Street and Route 20 and Bushy Hill Road and Route 20. While the current alignment of these intersections meets current DOT standards, vehicle speeds, road grades and sight lines present safety concerns. Roundabout could be an ideal way to slow traffic and improve safety.	O	DOT currently undertaking this work	Town Manager	BOS DPW Comm. Develop. Dept. Town Engineer
E.15	Establish a volunteer traffic board or a transportation subcommittee to study these recommendations and to prepare a long-range plan for sidewalk placement, center realignment and traffic circulation, pedestrian and bicycle paths, public transportation emergencies and other transportation issues.	F		BOS Town Manager	Comm. Develop. Dept.

Key: A: 0-3 years; B: 3-6 years; C: 6-10 years; O: Ongoing; G: Goal/General principle; F: For further consideration; E: Education

F. Commercial and Industrial Development

Goals

Priority	
1.	Maintain our existing commercial base and encourage appropriate and acceptable expansion, rehabilitation, redevelopment and revitalization.
2.	Promote and guide development in order to broaden the tax base in accordance with our Fundamental Values.
3.	Increase opportunities for employment within the Town.
4.	Increase the availability of local commercial services.
5.	Establish and maintain a high standard of quality for all commercial developments.
6.	Provide opportunities for new commercial and industrial development.
7.	Provide greater opportunities for mixed use commercial and residential development.
8.	Provide increased opportunities for residents who wish to establish in home businesses.
9.	Recognize commercial activity as an integral part of agricultural uses.
10.	Provide for low intensity commercial or light industrial uses that can serve as a transition between commercial and residential developments.
11.	Provide adequate buffers between differing uses as appropriate.
12.	Protect industrial and commercial land from residential encroachment.
13.	Provide vehicular and pedestrian linkages between abutting commercial developments.
14.	Study the North Granby Center, C2 zoned properties and surrounding area to determine appropriate uses.
15.	Study and consider a Tax Increment Financing strategy.
16.	Increase the amount of land available for commercial and mixed use development.
17.	Discourage small scale, poorly placed, individual commercial developments along our major routes.
18.	Improve infrastructure to encourage development.

Implementation

#	Task	Priority	Status	Lead Entity	Partners
F.1	Continually review the Zoning Regulations in response to innovations taking place in the commercial and industrial marketplace. Recognize that business activities that are unknown today may become fashionable tomorrow. Be prepared to offer amendments to the regulations as necessary to allow such businesses where they will be compatible with the surrounding area. Provide greater opportunities for mixed use developments in appropriate areas.	O		PZ	Develop. Comm. Comm. Develop. Dept.

Key: A: 0-3 years; B: 3-6 years; C: 6-10 years; O: Ongoing; G: Goal/General principle; F: For further consideration; E: Education

#	Task	Priority	Status	Lead Entity	Partners
F.2	Consider an expanded use of special permits to allow for a greater variety of home occupations while providing assurances such uses will not interfere with the quality of the residential environment.	O		PZ	Develop. Comm. Comm. Develop. Dept.
F.3	Improvements to the Town's infrastructure will increase opportunities for new, expanded and improved commercial development. Consider an extension of the existing sewer lines where such extensions will encourage new commercial use or provide for commercial expansion. Consider extending sewer lines along Floydville Road; east of Bank Street along Hartford Avenue and East Granby Road; and north of the middle school along Salmon Brook Street. Work with Connecticut Natural Gas Company to extend gas lines throughout the Center and east of Bank Street.	O		Comm. Develop. Dept.	Town Engineer DPW IWWC Develop. Comm. Town Manager
F.4	Many Towns have tax incentive programs to encourage commercial development. These programs can attract new businesses and commercial interest and provide growth in the Town tax base. Undertake a study to determine if such programs can encourage new job creation, promote the development of start-up companies within the Town and attract forms of commercial development not currently offered. The Town's Development Commission could take the lead in proposing a tax incentive program and could serve to review all requests and make recommendations to the Board of Selectmen.	F		Develop. Comm.	BOS
F.5	The Development Commission is encouraged to prepare a list of commercial uses, products and services that are presently unavailable within the Town and identify those uses that would have a positive impact on the community. Upon completion, the current zoning regulations should be reviewed to see if barriers exist that would prevent the establishment of such uses and if so amendments should be prepared to allow such uses as appropriate.	A		Develop. Comm.	PZ Comm. Develop. Dept.

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#	Task	Priority	Status	Lead Entity	Partners
F.6	Establish a subcommittee to review and update the Economic Development Zone. This zone contains over 250 acres and was prepared over 15 years ago when it was changed from an industrial zone. Since the original preparation of this zone there have been many land use changes within the area, market changes, societal changes and changes in regards to the needs of our community. While most of the property continues to be used for container grown ornamental trees and shrubs, its future development should be based on a zoning plan that recognizes the prior development of the surrounding area, which includes both commercial and residential development. A new zone might encourage a mix of uses to create a vibrant central area where residents can live, work and meet their daily needs without having to rely on automobiles as the sole means of transportation. With public water and sewer available, the site is large enough to include an area of community supported agriculture and include arts and entertainment. Any development within this zone should be linked with the surrounding Greenway Village Apartments and area condominiums, along with access to the Farmington Valley Greenway, McLean Game Refuge and YMCA.	B		PZ	Town Manager Comm. Develop. Dept. Develop. Comm. BOS
F.7	Avoid the construction of small scale, individual commercial and strip developments along our major routes by requiring minimum distances between curb cuts and placing size limits on new or modified commercial buildings. The restrictions may be greater for retail/service uses and reduced for office development.	G		PZ	Comm. Develop. Dept., Develop. Comm.
F.8	Establish a subcommittee to consider possible amendments to the Zoning Regulations that require specific architectural guidelines to be used in the design of commercial buildings, as appropriate for the zone and area where such buildings are proposed.	B		PZ	Comm. Develop. Dept., Develop. Comm.
F.9	Review the T1 zone and consider amendments in response to changes that have occurred within the general area and in recognition of the changes that have occurred in the real estate market. The T1 zone was created in 2006, yet no new development has occurred within the zone during this time. Over the past 10 years the commercial market has continued to change along with the prospects for development. Therefore the town should consider allowing greater opportunities for mixed use development and multifamily development within the T1 zone and the abutting areas. Explore the possibility of enticing artists to live and work within this and other areas.	F		PZ	Comm. Develop. Dept. Develop. Comm.

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#	Task	Priority	Status	Lead Entity	Partners
F.10	Within the North Granby Center area there are currently 13 acres zoned for commercial use (C2). None of these properties are being used commercially at the time of this writing. It is anticipated that many of these properties will see a change in ownership or use in the coming years. The Planning and Zoning Commission should study this area and consider adopting a new zone for the area or rezone the properties to encourage or promote uses and development that are compatible with the surrounding area. This should be done following the adoption of a "vision" for North Granby Center. Such a vision should define the boundaries of the area, address the historical nature of the area, identify real possibilities for future use, recommend architectural design considerations and understand the limits of the infrastructure.	B		Develop. Comm.	Comm. Develop. Dept. PZ
F.11	The Town should study the possible benefits of adopting a Tax Increment Financing strategy. In 2015 the Connecticut State legislature improved opportunities for municipalities to use Tax Increment Financing (See: An Act Establishing Tax Increment Financing Districts, P.A. 15-57). The legislation allows municipalities to allocate the future property tax revenues from a project or a project area, that are above and beyond what would have been generated without project, to costs associated with the project. Under this method, the tax increases generated from the project are used to help fund the project. Additionally municipalities are now allowed to form TIF districts that include both the project and other properties that will experience property value increases as a result of the project.	B		Town Manager	Develop. Comm. PZ Comm. Develop. Dept. BOS

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G. Granby Center

Goals

Priority	
1.	Continually develop and re-develop the Center as a cohesive, dynamic, mixed use area for the benefit of the residential and business community.
2.	Improve pedestrian access throughout the Center and link area businesses, particularly those separated by State Routes 10, 20, and 189 with sidewalks and crosswalks.
3.	Maintain the Center Green as a special focal point within the Center.
4.	Increase the number of and variety of businesses, particularly restaurants.
5.	Promote organized social and special events within the Center.
6.	Study, review and understand traffic flow within the Center.
7.	Expand public sewer, water and natural gas lines.
8.	Add additional street and business lighting to enhance nighttime activity and advocate for underground wiring.
9.	Obtain a greater mix of new housing units, particularly multi-family and rental units.
10.	Work to preserve historic buildings and the character of the Salmon Brook Historic District.
11.	Promote harmonious and attractive signage and landscaping throughout the Center and unify the Center through other visual linkages.
12.	Develop a comprehensive, conceptual design plan for the Center.
13.	Provide improved pedestrian access and convenient services particularly for the senior citizens who reside within the Center.

Implementation

#	Task	Priority	Status	Lead Entity	Partners
G.1	Continually monitor the effectiveness of the Granby Center Zone to determine if it is having the desired effect. Appoint a study group to review the zone and the development changes which have occurred under the revised regulations. Consider amendments that will further the goals of this section. Require cohesive visual linkages in the design of new developments and encourage the redevelopment of properties which detract from the appearance of the Center. Take an active role in the removal of unused and unsightly buildings, which have a detrimental effect on the Center. Engage a landscape architect to prepare comprehensive concept Center improvement drawings.	F		BOS	PZ Develop. Comm. Comm. Develop. Dept. Town Engineer

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#	Task	Priority	Status	Lead Entity	Partners
G.2	Continue to work with the State DOT to resolve the Center traffic problems with consideration given to maintaining the appearance of the Center and Town Green. It is essential that intersection alignments and traffic flow patterns be improved. However, it should be understood that serious congestion is mostly limited to the peak hours of traffic. Avoid widening Route 20 beyond the existing 2 lanes, from Bank Street to the East Granby Town line.	O	DOT in process	BOS	Town Manager Comm. Develop. Dept. Town Engineer
G.3	Work with the Center businesses on efforts to promote the Center as a unified business district. Promote common signage, lighting, cooperative advertising and promotional events. Seek areas for public parking. Provide for sidewalk sales, music and other entertainment. Work with the Granby Artists Association to add both temporary and permanent art displays, murals and sculpture to the Center. Design and adopt a Granby Center logo and promotional materials. Work to beautify the Center. Design a unique Granby Center flower planter, with a logo and make them available to Center businesses. Establish groups to arrange the planters and offer recognition awards for outstanding flower designs. Add common hanging flower baskets to light posts and commercial buildings.	B		Town Manager	Develop. Comm. DPW Study Committee Civic Clubs, GAA Chamber of Commerce
G.4	Work to increase the number of special events within the Center, such as concerts, parades, road races, and sporting events. Consider a winter carnival with a snow sculpture contest on the green and elsewhere within the Center. Work with the South Congregational Church to use their parking lot for special events and provide a pedestrian walkway through the Connecticut Valley Commons parking lot to the north.	B		Town Manager	Develop. Comm., DPW, Park and Rec, Chamber of Commerce, YMCA, Study Committee
G.5	Endeavor to make the Center pedestrian friendly. Continue to link and extend the existing sidewalks and establish crosswalks where necessary and convenient. Modify the Zoning Regulations as necessary to require sidewalks and recreational paths throughout the Center area and east to the Farmington Valley Greenway. Explore ways to create additional pedestrian linkages between the Town Municipal Complex and the Center businesses. Link all new residential areas to the Center sidewalks. Provide new sidewalks from Rushford Meade, Windmill Springs and Meadowgate to the Center. Link the Center Green to the business area. Extend sidewalks along Route 20.	G	Ongoing	Comm. Develop. Dept.	Town Manager
G.6	Provide opportunities for a greater number and mix of new housing units, particularly multifamily units, rental units and single family units on reduced size lots. An increase in the number of residents who live in the Center will ultimately result in a more vibrant, pedestrian friendly Center.	O		PZ	Develop. Comm. Comm. Develop. Dept.

Key: A: 0-3 years; B: 3-6 years; C: 6-10 years; O: Ongoing; G: Goal/General principle; F: For further consideration; E: Education

#	Task	Priority	Status	Lead Entity	Partners
G.7	Inventory undeveloped and underdeveloped areas within the Center. Analyze the possibilities for future development and determine the suitability of connecting these sites to public water, public sewer and natural gas. Study the relationship of these sites to existing developments, considering linkages and buffering opportunities. Determine the need to amend regulations to enhance opportunities for commercial, multifamily, elderly housing and mixed-use development.	B		Develop. Comm.	PZ Comm. Develop. Dept.
G.8	Recognize the uniqueness and importance of the Center historic properties. Understand the long-range risk to these properties from excessive traffic, maintenance costs and pressures for conversions to higher intensity uses. Encourage a continuation of the existing residential use for these structures. However, consider the adoption of specific regulatory tools, which permit the conversion, or reuse of a structure where such change will result in an improvement or greater protection of historic structures. An office, bed-and-breakfast, inn, antique shop, restaurant or other use may be appropriate if properly designed and with specific conditions regarding the use, particularly in conjunction with a facade easement or other permanent preservation tools to maintain the integrity of the historic homes within this area. Consider the appointment of a special study committee to undertake this task.	G		Develop. Comm.	Historical Society PZ Comm. Develop. Dept.
G.9	Review the function and design of the Town Green. Consider the preparation of a specific design plan for this area. Consider the relocation of the WWI Memorial to the Town Green.* *Combine task with G.1.	F		BOS	PZ Develop. Comm. Comm. Develop. Dept. Town Engineer

Key: A: 0-3 years; B: 3-6 years; C: 6-10 years; O: Ongoing; G: Goal/General principle; F: For further consideration; E: Education

H. Open Space and Recreation

Goals

Priority	
1.	Maintain the character of Granby through the preservation of important open space areas.
2.	Establish open space corridors by connecting existing permanently preserved parcels.
3.	Maintain and preserve the Holcomb Farm as open space, for community, educational, recreational, and agricultural activities.
4.	Utilize wetlands, streams and floodplains as open space linkages.
5.	Provide a system of parks and facilities that addresses the leisure and recreational needs of the community.
6.	Preserve, maintain, create and extend existing hiking, biking and horse trails for non-motorized vehicles.
7.	Minimize habitat fragmentation through strategic open space preservation.
8.	Develop methods to increase funding for the purchase and preservation of strategic undeveloped properties.
9.	Promote, encourage and provide for a wide variety of recreational outdoor activities beyond those of team and organized sports.
10.	Recognize the special need for adult recreation and youth recreation. Embrace all recreation that encourages outside activity and moves people from their sedentary life style and away from their electronic devices to the outdoors.
11.	Design and utilize throughout the town a specific post or sign, which identifies preserved areas of open space.

Implementation

#	Task	Priority	Status	Lead Entity	Partners
H.1	Continue to require the dedication of open space with all subdivision applications, placing emphasis on those areas that can link existing open space parcels. Encourage Flexible Residential Development particularly where larger areas of open space will benefit the community and where the quality of the individual building lots can be maintained. Work with applicants early on in the design of their projects to identify the ideal placement of the open space areas. Require subdivision applicants to provide a fee in lieu of open space where no beneficial land areas are included within the land proposed for development. Link existing preserved areas with undevelopable areas such as wetlands, streams and floodplains. Prioritize conservation easements over areas where public access is not anticipated and where the goal is primarily the preservation of flora, fauna and environmental features. Consider an amendment to the existing regulations to increase the width of buffers and setbacks to provide adequate corridors adjacent to wetlands and watercourses and to provide linkages between open space parcels.	O		PZ	Comm. Develop. Dept. IWWC Develop. Comm. Conserv. Comm.

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#	Task	Priority	Status	Lead Entity	Partners
H.2	Work to maintain the cooperative relationship of the Town's various preservation groups. Promote an active dialog with such groups in our adjacent communities, recognizing that important linkages cross town and state boundaries. Establish a procedure for the notification of preservation groups when important land becomes available for sale.	O		Comm. Develop. Dept.	PZ Conserv. Comm. AG Commission Land Trust
H.3	Reestablish the Open Space Advisory Committee to update the Open Space Plan. When making land use decisions, review the September 1, 2015 Summary Report of the Granby Town Owned Land, Study Committee. Consider updating the report every 10 years.	C		Comm. Develop. Dept.	Conserv. Comm.
H.4	Preserve, maintain and increase the number and length of trails. Establish a dialog with existing property owners regarding public access to trails that might be located on their private property. Consider the acquisition of easements over existing trails, particularly where such trails may be threatened by the future sale of property. Encourage the public to use trails and expand the allowable use to mountain biking, running, riding, hiking and winter uses as appropriate for each area. Promote orienteering, trail races, group hikes, group rides, bird watches, nature talks, and other such activities to encourage the recreational use of open space.	C		Comm. Develop. Dept.	Parks & Rec Conserv. Comm. Friends of Holcomb Farm Horse Council
H.5	Preserve the Holcomb Farm trails. Encourage community groups to adopt a trail or open space area and assume responsibility for the long-term maintenance of such areas including placement of road signs and the development of parking areas where appropriate. Create and regularly update a Town wide trail map. Work to establish a ridge trail from Crag Mountain to Southwick and work to open up trail networks throughout the Old Messenger Road area.	C		Conserv. Comm.	Friends of Holcomb Farm Horse Council Parks & Rec.

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#	Task	Priority	Status	Lead Entity	Partners
H.6	Expand the use of the Town Parks and other outdoor properties for uses far beyond organized sports. Our parks should be areas for residents to meet and socialize. They can provide opportunities for new and evolving special recreational challenges and other events involving a wide variety of outdoor activities. Today many of our younger generation are involved in the new genre of obstacle and endurance races. Such activities are a good fit for our community. As the Granby road race enters its 45th year the Town might consider offering a ½ or full marathon, perhaps starting from one of our parks or the Holcomb Farm properties. Improved access to the Land Trust's Diamond Ledge might draw more climbers to this natural gem. Encourage the establishment of running and hiking clubs. Consider providing cross country ski trails on the East Street Farm and the Holcomb farm. Outside enthusiasts are a natural fit for Granby and they will make wonderful future stewards of the Town's Fundamental Values. Embrace the three primary Strategies in "Today's Land - Tomorrow's Legacy", of the Connecticut Forest and Park Association.	O		Parks & Rec.	Friends of Holcomb Farm Land Trust
H.7	Continue to add to the Open Space Fund for the purchase, improvement and maintenance of open space and recreational areas. The new fee in lieu of open space program has provided a new source for such funds. However, the establishment of a budgeted annual contribution to this fund would assure the availability and immediate access to funds as needed. Open Space funds were of critical importance where the Land Trust, the State and the Town participated in the preservation of the Davis Farm and the Bushy Hill Orchard. Having a dedicated fund allows for quick and easy access to such funds when opportunities are presented. Utilize the fund for the Town's direct purchase of open space, for the maintenance of open space areas and to improve such areas for specific recreational activities. Open Space funds can also assist the Granby Land Trust or other group in acquiring open space areas, to supplement the State's purchase of development rights program and used as matching funds with State and federal open space acquisition program grants	O		BOS	Town Manager BOF Land Trust

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I. Agriculture

Goals

Priority	
1.	To preserve Granby's remaining productive farmland.
2.	To maintain and preserve the Holcomb Farm for agricultural purposes in addition to its open space, social, educational and recreational activities.
3.	To encourage the preservation of new and existing farmlands, existing farm operations, agricultural soils, and farm architecture.
4.	To anticipate how climate change can impact local crop production.
5.	To encourage sustainable farming methods.
6.	To encourage the production of crops that will serve the local population.
7.	To inventory existing farmland and identify areas with primary farmland soils.

Implementation

#	Task	Priority	Status	Lead Entity	Partners
I.1	The Town's Holcomb Farm is an extremely valuable Town owned agricultural property. It has been used for agricultural purposes for over a century and is an important part of the Town's agricultural history. The soils of the Holcomb Farm are "primary agricultural soils" and together with its close proximity to water for irrigation, the site is ideal for the production of crops and other food products. Continue to use the Farm for agriculture and seek opportunities for expansion. Regularly review the farm management for assurance that the farm operation is managed in the most efficient, productive, economic and environmentally sustainable manner. Continually review and consider how Holcomb Farm crops might best serve Granby and the region. Continue to provide fresh produce for the elderly and those of less economic means.	O		Town Manager	AG Comm DPW Friends of Holcomb Farm Parks & Rec.
I.2	The Town of Granby owns additional agricultural properties such as the East Street farm, farmland along Barn Door Hills Road and many other areas. Currently these properties are being leased to local farmers for agricultural purposes. This practice should be continued and additional Town lands should be explored for such use. The Town should understand the production value of its agricultural lands and consider modifying the types of crops produced should such need arise. Additionally, the Town has hundreds of acres of grasslands/fields which could be converted to crop production. Such a conversion should be considered if and when such fields are no longer needed for its current use. Survey other existing town owned open space in an effort to identify future properties that might be used for agricultural purposes and to support the local agricultural community. The Town's community gardens offer an ideal opportunity for residents to share in the experience of growing their own food.	O		Town Manager	AG Comm.

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	The town should expand the gardens as the need arises. Overall the Town's Agricultural Commission should play an important advisory role on the use of Town properties for agriculture				
#	Task	Priority	Status	Lead Entity	Partners
I.3	Encourage and permit agricultural operations to engage in activities that seek to sell the agricultural experience and to use the agricultural experience to attract consumers and sell farm products. Work with the Granby Agricultural Commission to develop regulations that address the diverse commercial elements of today's agricultural operations. Many such uses are today inadequately defined, to the possible detriment of the agricultural enterprise and the nearby residential property owners. Any such regulations should continue to encourage and support Agricultural Tourism and allow as of right or by Special Permit commercial enterprises that complement the more traditional harvesting of crops and raising of livestock. Today's agricultural enterprises commonly include such things as Community Supported Agriculture (CSA), farm tours, petting zoos, pumpkin patches, corn mazes, farm housing/accommodations, bed and breakfasts, wool processing, farm camps, farm vacations, agricultural education programs, hay and sleigh rides, horseback riding, pick-your-own, Christmas tree cutting, production and sale of homemade foods, wine tasting and agricultural stores. Agricultural tourism uses may also include special farm visits by a wide variety of groups for education, training, entertainment or leisure activities.	O		AG Comm.	BOS PZ
I.4	Continue and expand the Town's favorable tax policies to protect farm, forest and open space land area. Consider other methods to avoid economic pressures which force land into development. Consider the adoption of a farm property abatement ordinance as outlined in CGS 12-81m. Such an ordinance would allow for the abatement of up to 50 percent of property taxes of a dairy farm, fruit farm, vegetable, nursery, or similar farms. The abatement does not apply to farm residences. The abatement is in addition to that allowed under PA 490. Consider other methods to avoid economic pressures which force land into development.	O		BOS	BOF AG Comm. Develop. Comm.
I.5	Encourage the permanent preservation of farmland through the State of Connecticut development rights purchase program, through the activities of the Granby Land Trust and through Town financing. Continue to preserve and acquire productive farmland. When reviewing the open space requirement in proposed subdivisions, consider acquiring prime or important agricultural land that could be utilized for agricultural purposes.	F		Town Manager	BOS PZ Land Trust Comm. Develop. Dept.

Key: A: 0-3 years; B: 3-6 years; C: 6-10 years; O: Ongoing; G: Goal/General principle; F: For further consideration; E: Education

#	Task	Priority	Status	Lead Entity	Partners
I.6	Review all proposed regulations for any negative impact on the farming community. Utilize the Granby Agricultural Commission, when considering applications that could impact existing farmland or agricultural operations. Ask the Agricultural Commission to undertake a comprehensive review of the Zoning Regulations Section 8.15 regarding Agriculture, particularly in regards to Farm Stores and to review and modify the Zoning Regulations definition of a "Farm". The Granby Agricultural Commission can also be useful in finding solutions to agricultural/residential conflicts and for making recommendations on the need for buffers between existing agricultural operations and proposed new developments.	A		PZ	AG Comm. Develop. Comm.
I.7	Climate changes may lessen the reliability of crop and other food production throughout the country and the world. Wide swings in the cost of specific products due to weather events should be anticipated. Our local crop and food production is perhaps too limited to address such concerns. However, it might be useful to research and understand how local food production can play a role in addressing future food production concerns. Therefore the town should consider undertaking a study to understand how much food is annually produced locally, how it is marketed, when it is harvested and the primary concerns regarding overall crop production.	A		AG Comm.	
I.8	Agricultural Best Management Practices, BMP, (also called Conservation practices) are practical, cost-effective actions that agricultural producers can take to reduce the amount of pesticides, fertilizers, animal waste, and other pollutants entering our water resources and to conserve water supply. Such practices are also useful in creating buffers and field borders, managing woodlands, controlling invasive species, limiting odors, controlling vermin and insects and reducing erosion. By utilizing best management practices farmers will not only find greater economic success and improved environmental conditions, they will also reduce neighborhood conflicts and help maintain the wonderful relationship that farmers and non-farmers enjoy throughout our community. Over the years the Natural 51 Recourses Conservation Council (NRCS) has played a valuable role in working with our farmers in implementing BMPs.	E		AG Comm.	

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#	Task	Priority	Status	Lead Entity	Partners
I.9	The value of our Granby Farms far exceeds the value of the products they produce. Farms supply us with the great scenes, sights, smells, sounds and social activities that provide additional meaning to life here in the Town of Granby. The great variety and number of old barns that are scattered throughout the town are an important part of Granby's agricultural heritage and provide us with a visual treat as we view their setting upon the landscape. Unfortunately many of these barns are falling into disrepair and without intervention may be gone in the near future. The Town should consider working with the Salmon Brook Historic Society in an effort to establish a process or fund to help with the repair and maintenance of such barns so that they are preserved for future generations.	A		AG Comm.	Historical Society

J. Government Services and Public Facilities

Goals

Priority	
1.	Establish a committee to review this Plan of Conservation and Development and to adopt a strategy for implementation.
2.	Maintain the current level of Town services and public facilities.
3.	Manage the growth and cost of government services to the community, while maintaining a high quality of service.
4.	Limit the amount of new regulation and to balance the cost of implementing and managing new regulations with the need for such regulation.
5.	Maintain the necessary number of volunteers and to encourage new volunteers who can serve the Town in the wide variety of elected and appointed positions.
6.	Regularly document and update the average daily flow of sewage, anticipate future needs and re-allocate service as appropriate.
7.	Modify the existing Sewer Service Area Map, allowing for an expansion of the Sewer Service Area north and south of Floydville Road, to the boundary of East Granby and eliminating areas north of Crest Road, along North Granby Road.
8.	Promote the extension of water lines along the southern portion of Salmon Brook Street and Floydville Road.
9.	Allocate the necessary funds to maintain our high standard of education.
10.	Regularly review the changing demographics and to adjust municipal services accordingly, particularly in regard to the aging of the population.
11.	Seek opportunities to combine services with other communities in an effort to reduce costs and maximize the public benefits.
12.	Seek opportunities to share services and to improve communication between various Granby Town agencies and departments
13.	Undertake a comprehensive review and re-write of the Town's Zoning Regulations.
14.	Undertake a comprehensive review and re-write of the Town's Subdivision Regulations.
15.	Develop a strategic Town marketing strategy and to define a Town identity.
16.	Identify and acquire important land areas around existing municipal facilities, parks and uses where such acquisitions can clearly benefit the community in value due to proximity or future costs savings.
17.	Identify and acquire strategic properties that will benefit the Town esthetically, economically and historically
18.	Take a more active role in the preservation of historic and significant structures.
19.	Take a more active role in beautifying the community.

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Implementation

#	Task	Priority	Status	Lead Entity	Partners
J.1	This Plan of Conservation and Development contains a wide range of goals and extensive recommendations designed to achieve those goals. As was done with the previous Plan, it is expected that the Planning and Zoning Commission will regularly review these recommendations and make land use decisions in accordance with these recommendations. However many of the recommendations found throughout this plan can be best implemented by other Boards or Commissions, by the various Town Departments or in cooperation with Town and private parties. In order to effectively move forward with the goals of this plan, it is recommended that the Board of Selectmen appoint a Plan of Conservation and Development Implementation Committee to prioritize goals, identify the primary parties most necessary in achieving the goals and to develop strategies for implementation.	O		BOS	All Boards and Commissions Town Manager
J.2	In comparison to many of the towns in our region, Granby has very little regulation. Town officials have hesitated to propose new rules, requirements or regulations except as required by the State or based on a clearly defined issue or concern. The Town should continue this policy and refrain from adopting new regulations or ordinances that appear to settle isolated issues and recognize that when such regulations are applied unilaterally they often cause more problems than they solve.	G	Ongoing	Town Manager	
J.3	The Town should explore a mediation process to help reduce neighbor conflicts, prepare a Statement of Cooperation and Consideration, which outlines the qualities of a good neighbor and have at its ready ordinances and regulations found in other towns that can start a discussion on the many issues that can arise from simple disputes.	F		Town Manager	BOS PZ
J.4	Recognize the value of our volunteers and understand that our town programs and activities are significantly enhanced by their participation. If the residents were required to pay for the countless hours these volunteers give to the community, there is no doubt that the costs would be substantial. The Town should look for ways to continually recognize these individuals for their efforts. All volunteers must feel that the hours of service that they donate to the community are greatly appreciated. Encourage retirees to volunteer and remind the public of the value of our volunteers and of the importance of volunteering.	O		Town Manager	All Boards and Commissions

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#	Task	Priority	Status	Lead Entity	Partners
J.5	The extension of public water lines north and south along Salmon Brook Street should be explored. The Canton Road water lines should be linked to Salmon Brook Street and Floydville Road and extended east towards the East Granby line along Floydville Road, East Granby Road and Hartford Avenue.	B		Town Manager	BOS PZ Develop. Comm.
J.6	Town should continue to provide the highest standard of education at an appropriate and reasonable cost to the taxpayers. As enrollment declines and with the future shifts in education, the Town should not hesitate to engage in conversations with the adjoining Towns and explore how the Towns might merge in an effort to offer greater educational opportunities while benefiting from consolidated services.	O		BOE	BOS BOF
J.7	The Town should continue to pursue the regional benefits of shared services.	O		BOS	IBAC Town Manager
J.8	The town should seek to acquire important land areas around existing municipal facilities, parks and uses. The town should prepare an inventory of important and desirable properties that abut existing municipal properties and be prepared to act quickly when such properties become available for purchase. The Town should also consider acquiring strategic properties and adopting other strategies that will benefit the Town esthetically, economically or historically.	A		Develop. Comm.	BOS PZ Comm. Develop. Dept.
J.9	The town should develop a town marketing strategy which identifies the Granby brand. A study committee should therefore be formed to develop a Brand from those attributes which are broadly outlined within our fundamental values.	F		BOS	Town Manager Develop. Comm.
J.10	Town administrative departments and the Board of Education should continue their recent efforts to improve communications and to share information, technology and other services. The Town should regularly review its workforce to determine if the staffing level is adequate to serve the needs of the community.	O		Town Manager	BOS BOE BOF
J.11	As provided by State Statute, the Town of Granby is exempt from zoning regulations by ordinance of the Board of Selectmen. It is therefore recommended that Granby continue to be exempt from zoning and that the Town periodically review and revise the ordinance as necessary.	G		BOS	PZ

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#	Task	Priority	Status	Lead Entity	Partners
J.12	Over the next 5 years the Commission should review, re-write and re-organize the Zoning Regulations and Subdivision Regulations. These regulations have been amended numerous times over the past 20 years and while they remain effective, they have become cumbersome and less user friendly. The regulations should be reviewed for consistency with amendments to the Connecticut General Statutes and judicial decisions regarding land use and with consideration of the recommendations of this Plan of Conservation and Development. Additionally some amendments adopted over the past years have rendered older regulations obsolete. Such regulations should be eliminated or reorganized within existing areas. The Commission should review and consider the adoption of a variety of new zoning techniques which have proven to be effective and are now being used in other towns throughout the state.	A		PZ	
J.13	This Plan recommends that the Town continue to diversify its commercial and housing development by reducing residential minimum lot sizes of vacant and underutilized properties and by permitting higher density developments where public water and sewer exist.	B		PZ	Develop. Comm. Comm. Develop. Dept.
J.14	The Town should consider extending sewer lines; east of Bank Street along Hartford Avenue, along East Granby Road to the East Granby Town Line; north along Salmon Brook Street to intersection of Mechanicsville Road and east along Floydville Road to the East Granby Town Line.	C		BOS	Develop. Comm. PZ
J.15	Currently the Sewer Service Area permits the extension of sewer lines north of Muriel Drive, along State Route 189 and northwest along Kelly Lane to the Kelly Lane School. The Kelly Lane School has a recently installed septic system and there is no indication that such system cannot be maintained into the distant future. To service the school the existing sewer line would need to be extend over 4000 feet, while providing little benefit to the adjacent area. Therefore it is recommended that this area be studied further to determine if the area north of Crest Drive as outlined in Revised Sewer District Map (See attachment C4) should be removed from the Sewer Service area.	C		BOS	

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#	Task	Priority	Status	Lead Entity	Partners
J.16	This Plan recommends that sewer lines not be extended outside of the areas outlined above in Sanitary Sewer Lines. As noted throughout, this plan recommends that the Town remain predominantly a low density residential, open space, agricultural, recreational community. As such, there is no need to extend sewers, beyond those areas noted above. The vast majority of developed Granby properties have private wells and septic systems which function without concern. Such systems support ground water recharge and can function for many years into the future. The residential density provided in the Zoning Regulations, outside of the Sewer Service Area, is consistent with the soil types necessary for the installation of septic systems to support the zoned development.	G		BOS	PZ Develop. Comm. BOS